

ANNUAL HOUSING
REVIEW ~ 1985

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INTRODUCTION

On 9 January, 1985, Regional Council adopted a recommendation which directed planning staff to prepare annual housing reviews which would report on housing activities and progress made toward the achievement of targets set out in the Regional Housing Statement Update.

This, the second annual housing review, focuses on housing activity in the RMOC in 1985. The report is primarily descriptive, no changes in Regional housing policy are proposed in this review.

Following a summary of the review, section one describes the extent to which the housing targets established in the Regional Housing Statement Update were achieved in 1985.

Section two reviews some indicators of local economic trends, population growth and new governmental housing initiatives.

Section three focuses on construction activity, the rental and ownership markets assisted housing, and the supply of residential land.

The review is illustrated with graphics. Tables containing the data from which the graphs were derived and the sources of the data are referenced below each graph and are contained in the appendix. Where geographical areas are not specified on the graphs the area referred to is the Regional Municipality of Ottawa-Carleton - excluding West Carleton, for which statistics were unavailable.



HIGHLIGHTS

- Construction activity declined in 1985 from the exceptionally busy year of 1984. Completions as reported by Canada Mortgage and Housing, were down by 35% from 1984 to 5,780 units. Due to a strong fourth quarter, starts in 1985 were down by only 15% from 1984 to 6,779 units.

- The level of construction activity in 1985, although down from 1984, is now approaching a level closer to estimated average requirements. The overall housing production target established in the Regional Housing Statement Update (RHSU) of 5,550 units per year was surpassed in 1985 despite the large decline in completions. The homeownership target and the land supply target were also surpassed in 1985. There were shortfalls, however, in the production of rental housing and assisted housing in 1985. Less than half of the assisted housing target of 800 units per year was completed in 1985. Not surprisingly, the waiting list for assisted housing continued to increase (by 5%) in 1985.

- Statistics Canada's labour force survey indicated a slight increase in the employed labour force in 1985 - continuing the trend that started in 1982. The unemployment rate also increased slightly in 1985. Inflation, as measured by the increase in the consumer price index for the area, was down to 4.1% from 5.0% the previous year (although the housing component, and particularly the rented accommodation component of the CPI increased much more i.e. 4.7% and 6.1% respectively).

- Population growth slowed in 1985. Net migration, the major contributor to population growth, declined sharply in 1985, particularly for the prime household forming age group of 25-44 years. A large part of the decline in net migration, and to some extent, the decline in construction activity, can be explained by a shift in the trend of migration between the RMOC and the Outaouais. During the early 80's migration between the RMOC and the Outaouais resulted in a net gain for the RMOC of about 1,200 people annually. During 1984-85 the RMOC experienced a net loss to the Outaouais of about 750 people; a difference of nearly 2,000 people from previous years.

- The Outaouais housing market continued to be very strong in 1985 with 3,361 starts in 1985 (accounting for 33% of the starts in the Ottawa-Hull CMA). According to a recent study, Ontarians are attracted to the the Outaouais primarily to purchase housing because of the lower prices and to a lesser extent the existence of provincial homeownership incentive programs. The price differential between the RMOC and the Outaouais is about 15% to 20% for comparable houses (less for some types of housing). Perhaps a more important difference is reflected in the price differential between newly completed, unoccupied dwellings. Leaving quality and size aside, the median price of new houses in the Outaouais was about half of that for the Ottawa CMA. With the addition of provincial subsidies, the Outaouais homeownership market is clearly more accessible to first-time buyers and moderate-income households.

- The proportion of the Ottawa-Hull market which the Outaouais will attract in the future is unknown. The most attractive of the Quebec provincial housing subsidies has been cancelled (Corvée habitation) and the current program is much more restrictive. House prices rose more rapidly in the Outaouais than in the RMOC in 1985, thereby reducing its price advantage somewhat. However if Outaouais builders continue to build units which are more affordable for moderate income households than those in the RMOC the area could continue to attract a significant share of the market. (During the period 1977 to 1983, the Outaouais captured an average share closer to 15% of the Ottawa-Hull market.)

- Rental completions were down by about 50% in the RMOC in 1985 to about 1,800 units - well short of the RHSU rental target of 2,900 units annually. Rental starts, on the other hand, increased to about 2,200 units from 2,000 starts in 1984. However, these figures include both assisted housing (466 starts) and condominiums that are marketed to investors as tax shelters and include rental management packages. These investor condominiums accounted for about 80% of rental apartment starts in 1985 (and 1984) according to CMHC. The investment packages usually assume that the investor will sell the unit to an owner-occupier within 7 to 10 years.

- Despite the shortfall in rental production the apartment vacancy rate increased in 1985 from the 0.3% level it had been at for several years to 0.9% in April 1985 and 0.8% in October 1985. Some of the expected rental demand may have been diverted to the booming home

ownership market. Nevertheless, the vacancy rate is still well below the 3.0% level considered necessary for a healthy rental market.

- Rents increased by 7.5% on average during 1985. In October 1985 average rents ranged from \$339 per month for a bachelor unit to \$603 per month for a three bedroom unit. Vacant units, however, are usually more expensive than the average. For example, about 80% of the vacant two bedroom units were more expensive than the two bedroom average of \$514 per month. Just over 50% of vacant one bedroom units were more than the average for one bedroom units.

- The production of assisted rental housing, with 386 units completed, fell well short of the RHSU target level of 800 units annually. During 1984 and 1985 only slightly more than half of the target of 1,800 units was met. This was reflected in the continuing increase in the waiting list for family rent-geared-to-income housing (increasing by 5% during 1985). At the year end there were approximately 1,600 families on the joint Ottawa-Carleton Regional Housing Authority/City Living waiting list.

- Assisted housing starts, and government allocations of assisted housing units, however, were both up in 1985. Starts increased to 466 units from 346 in 1984 and allocations increased to 521 units from 411 in 1984. About 80% of the allocations were for family units; 20% for senior citizen units. An additional 25 beds were allocated for a senior citizens home.

- Recent changes in provincial policy will result in approximately 900 non-profit and co-operative housing units being allocated in Ottawa-Carleton in 1986. (Introduction of a new non-profit housing program with increased rent-geared-to-income targeting based on meeting core need [that is households paying more than 30% of their income on housing] and increased levels of allocation as a result of the Liberal/NDP accord.) These units should result in approximately 450 to 500 RGI units (depending on individual agency targeting goals) which is more than twice recent levels of RGI allocations. Unfortunately the full effect of those units will not be felt until early to mid 1987 when the units are completed.

- The ownership market was down in 1985 with about 3,900 freehold and condominium completions and 4,500 starts. These levels are still well above the average during the 70's and early 80's and the RHSU target for ownership units (2,650 units annually) was greatly surpassed. About 80% of the five year ownership target had been achieved by the end of 1985. It appears that much of the pent-up demand which developed during 1981 and 1982 when interest rates were very high has now been met.

- House prices were fairly stable in 1985 after 2 years of rapid inflation. The Royal LePage survey of houses indicated that between 1984 and 1985 the market value of houses varied from +1.5% for detached bungalows to -2.8% for a standard condominium apartment. The new

house price index was virtually unchanged from 1984 at 126.5 (1981 = 100). The annual average actually fell slightly. Resale prices (MLS sales) increased by 5.1% during 1985.

At the end of 1985 there was a 3.4 year supply of vacant registered and draft approved land for single detached housing, a 3.3 year supply for multiples and a 3.9 year supply for apartments based on projected demand. This is an adequate overall supply. If, however, future housing production were to occur at a faster rate, for example, equal to the average production over 1984 and 1985, the current supply would be reduced to 1.7 years for singles, 3.0 years for multiples, and 3.3 years for apartments. The land supply for single detached units would be below the target level at this higher rate of housing production and could become a problem if this higher rate were to materialize.

- Potential production in 1986 is difficult to predict. Measures of housing production in early 1986 are giving mixed signals as to the 1986 potential. Units under construction at the end of 1985 were up by 27% over the end of 1984, while starts in the first two months of 1986 were down by 37% from the same period in 1985. A survey of area municipalities' projections indicates a level of housing production in 1986 about equal to the 1985 level. Given the downward trend in net-migration over the past couple of years, the apparent satisfaction of much of the pent-up demand that developed in the early 1980's and

the likely decline in Federal government employment in 1986, it is likely that construction activity will decrease somewhat in 1986. On the other hand, the possibility of lower mortgage rates in 1985 and new provincial initiatives for both assisted and moderately priced private market housing in 1986 may buoy the market.

- There were no government housing initiatives in 1985 which affected the local housing markets. However, in December 1985, the Ontario Minister of Housing announced an exciting series of government initiatives in the "Assured Housing for Ontario" program. These include a new non-profit program. These include a new non-profit program, a rental incentive program called "Renterprise", changes to rent review, an expansion of the Convert-to-Rent program, home sharing programs, a low-rise rental rehabilitation program. Several demonstration projects, including retirement communities, senior equity co-operatives, and starter homes are also planned. The impact of these programs will not be felt until late 1986 or early 1987 but they will likely contribute to increased residential activity in the RMOC.

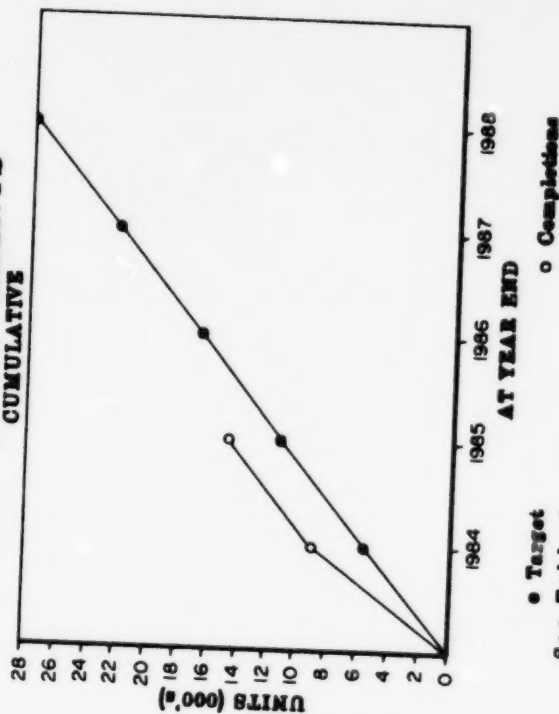
PART I PRODUCTION TARGETS

The Regional Housing Statement Update (RHSU) established regional housing production targets for several categories of housing for the five year period from 1984 to 1988. Progress made to date toward the achievement of those targets is noted below.

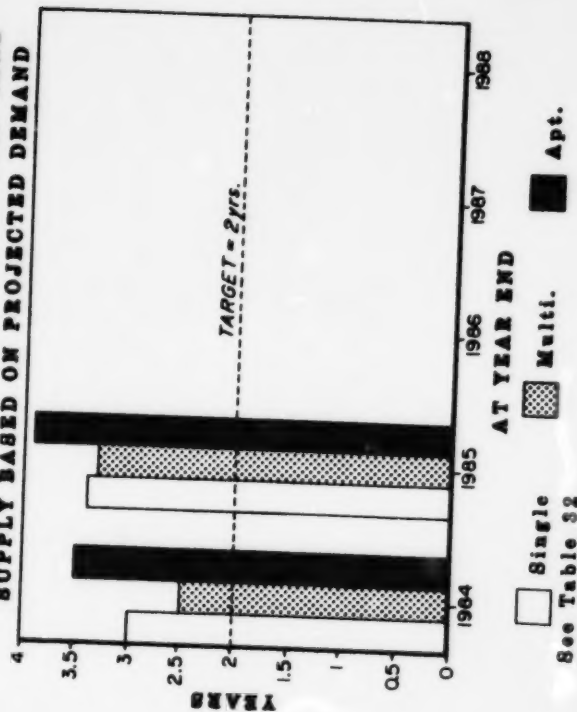
- The RHSU established an overall housing production target of 27,750 units by the end of 1988: an average of 5,550 units per year. This target was based on a medium projection of housing requirements. The target was surpassed in 1985 with 5,780 completions.
- During 1984 and 1985 a total of 14,718 units were completed for an average of 7,359 units per year. Just over half of the five year target had been achieved by the end of 1985.

- To ensure an adequate supply of land for housing the RHSU established a target of (a minimum of) two years' supply of residential land in the development process. At the end of 1985 there was a 3.4 year supply of vacant registered and draft approved land for singles, a 3.3 year supply for multiples, and a 3.9 year supply for apartments, based on projected demand.

OVERALL TARGETS AND ACHIEVEMENTS CUMULATIVE

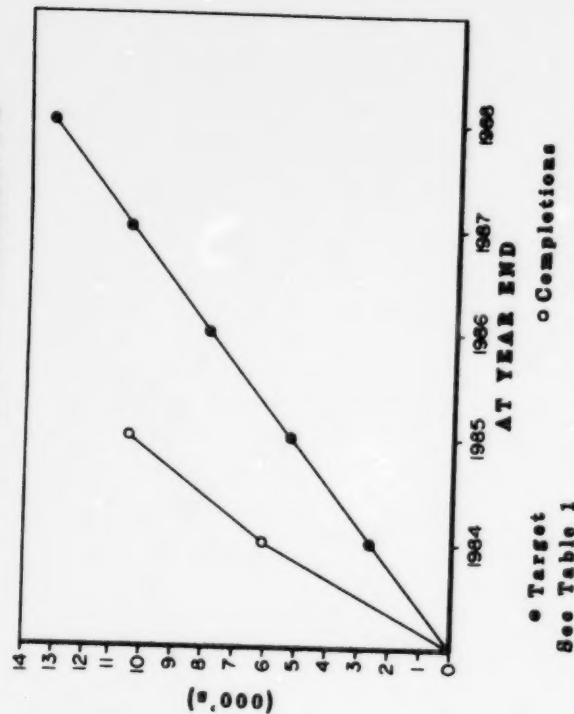


RESIDENTIAL LAND SUPPLY TARGETS AND ACHIEVEMENTS DRAFT APPROVED AND REGISTERED LAND SUPPLY BASED ON PROJECTED DEMAND



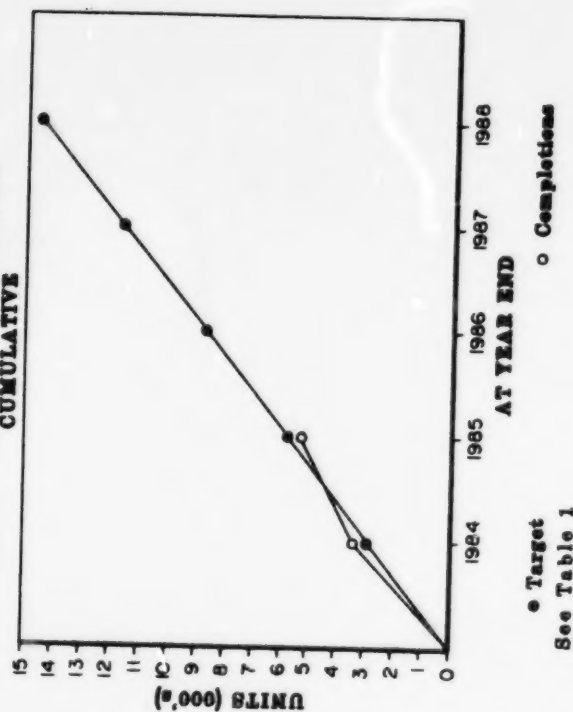
- The target for ownership units of 2,650 units per year was greatly exceeded in both 1985 and 1984. Nearly 80% of the five year target of 13,250 units had been achieved by the end of 1985.

OWNERSHIP TARGETS AND ACHIEVEMENTS



- The RHSU established a rental target of 2,900 units annually: 2,150 units to meet new demand; 750 units to increase the vacancy rate to around 3%.

RENTAL TARGETS AND ACHIEVEMENTS CUMULATIVE

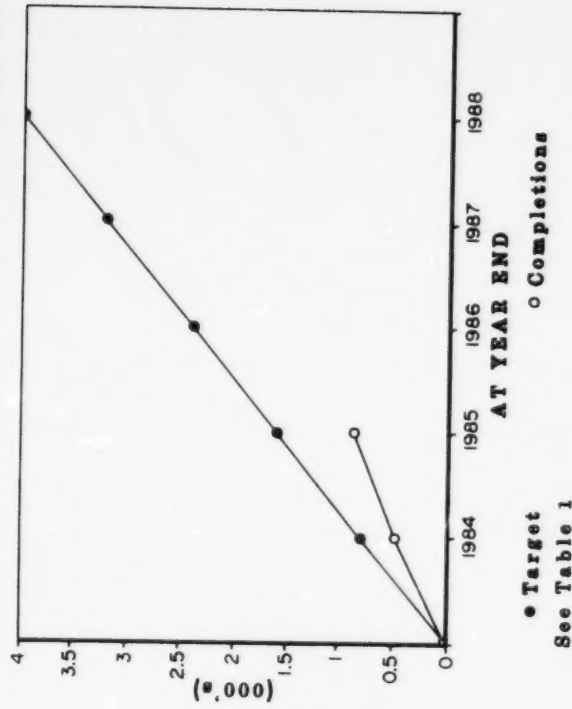


- There were about 1,850 rental units completed in 1985. Of those, about half were apartments, and the others were primarily row units.

- Over 1984 and 1985, about 5,250 rental units were completed; an average of 2,625 per year.

- Despite the shortfall in rental units, the vacancy rate increased in 1985 as a result of decreasing demand due to a downswing in population growth and a diversion of renters into the ownership market.

ASSISTED HOUSING TARGETS AND ACHIEVEMENTS



- The RHSU established an assisted housing target of 800 units annually (which would result in about 265 rent-geared-to-income units).
- In 1985 there were 386 assisted housing completions (which will result in about 135 to 140 rent-geared-to-income units). This includes private non-profit, municipal non-profit, and co-operative developments. Over 1984 and 1985 a total of 869 assisted housing units were completed (about 310 RGI units).

- Policy objectives of the RHSU gave rise to the following activities in 1985:

Rental Housing

- Residential Intensification - two projects have been set up in the region. Match and Share; and Portable Living Units for Seniors (granny flats). Future work is to include investigation of potential for accessory apartments and potential for more intensive land use.

Special Needs Housing

- Accessible housing registry - an accessible housing registry will begin operations in May, 1986.
- Group homes policy is being discussed with local municipal staff in context of the official plan review.

Assisted Housing

- Financial mechanisms for direct municipal action - work on this subject has been deferred pending the establishment of new provincial and federal programs.
- New provincial and federal housing programs have, for the most part, moved in the directions recommended in the RHSU: 1) increased non-profit allocations; 2) more RGI units per development; 3) improved targeting of resources for both low and moderate income families; 4) eligibility of psychiatrically disabled for RGI housing. The new programs provide for some assistance for housing low-income singles, but given the scope of the problem, as identified in the RHSU, more assistance is required in this area.

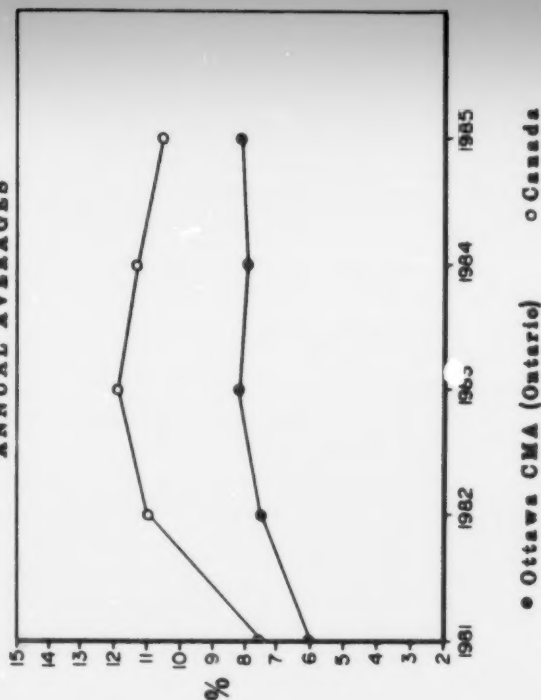


PART II ECONOMY, POPULATION, AND GOVERNMENT INITIATIVES

THE ECONOMY

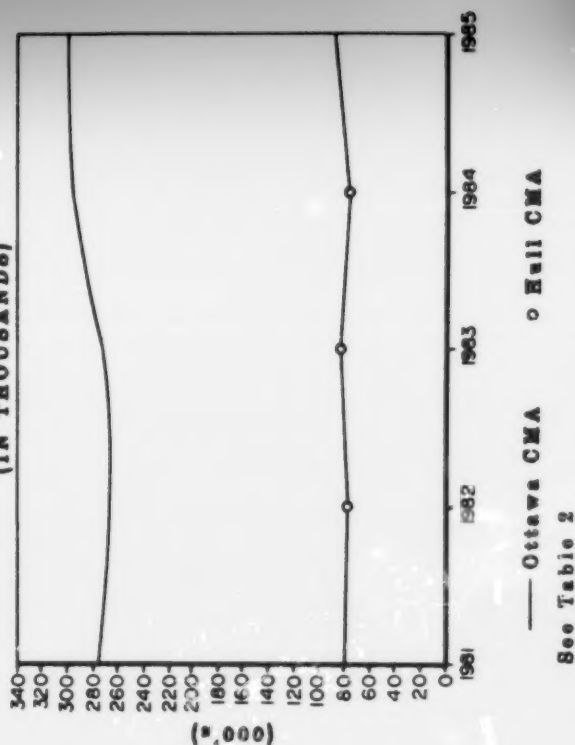
- The unemployment rate increased slightly in 1985 (8.1%) over 1984 (7.9%).
- The difference between the unemployment rate for Canada (10.5%) and that for the Ottawa CMA continued to decrease; from 3.4% difference in 1984 to 2.4% in 1985 (due mostly to decreases in the Canada rate).

UNEMPLOYMENT RATES ANNUAL AVERAGES



See Table 2

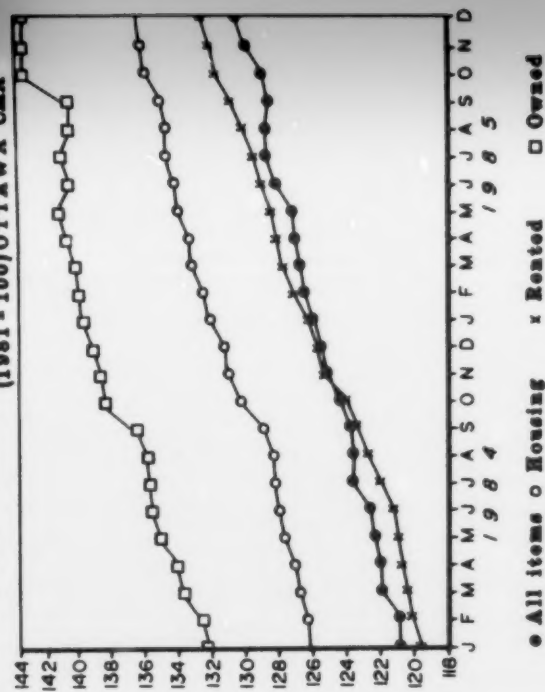
EMPLOYED LABOUR FORCE (IN THOUSANDS)



See Table 2

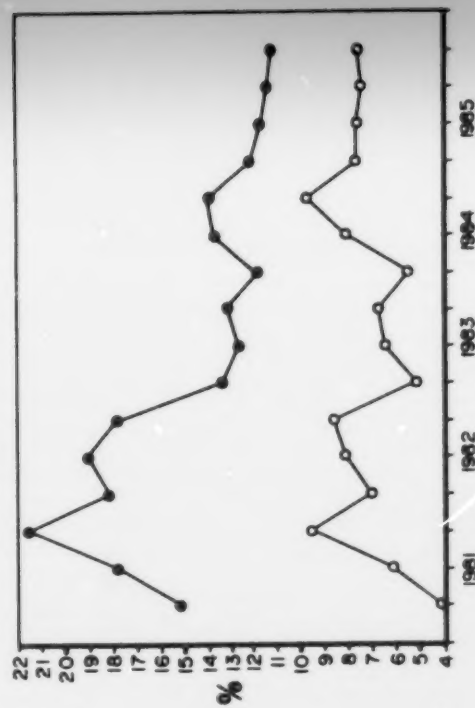
- The employed labour force in the Ottawa CMA showed a slight increase in 1985 (not statistically significant) over 1984.

CONSUMER PRICE INDEXES (1981 = 100) OTTAWA CMA



- The Consumer Price Index (all items) increased by 4.1% on average during 1985; down from the 1984 increase of 5.0%
- The housing component of the index increased by about 4.7%; down from 5.8% in 1984. The increase in the housing component was second only to Halifax and St. John (both 4.8%) among major Canadian cities. The Canadian average increase in the housing component in 1985 was 3.4%
- The rented accommodation component of the CPI increased by 6.1%; up from 5.9% in 1984. The owned accommodation component increased by 4.0%; down from 7.4% in 1984.

INTEREST RATES

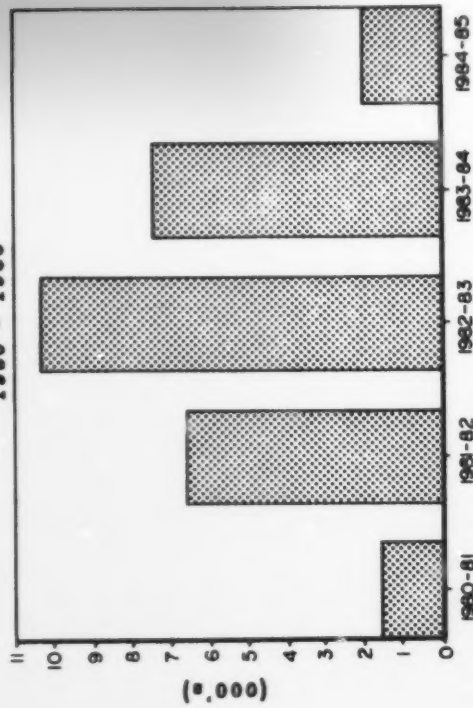


- Mortgage interest rates declined to an average of 11.7% in 1985 from 13.2% in 1984. Rates were relatively stable during 1985 ranging from 12.9% in March to 11.2% in December.
- The "real" interest rate (interest rate minus inflation) fell significantly from an average of 8.8% in 1984 to about 7.5% in 1985. This is still a relatively high rate and makes investment in rental housing less feasible than it would be at a lower rate of interest.

POPULATION

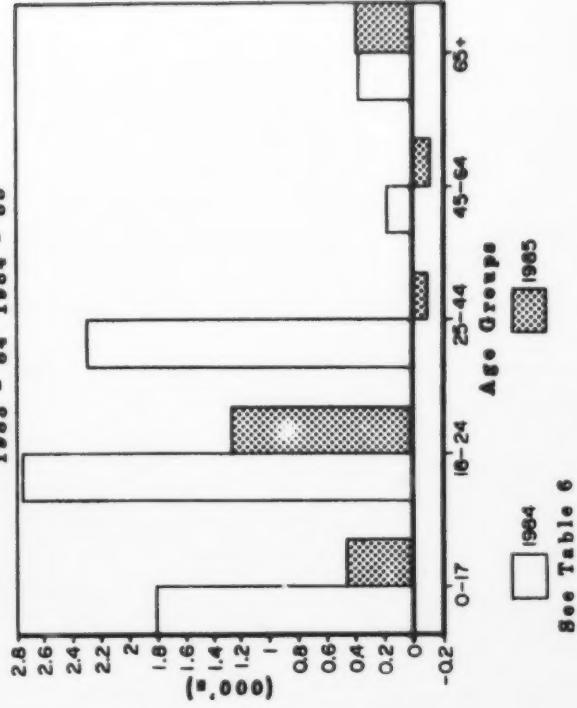
- Net migration has been the major factor in population growth in recent years. Preliminary estimates indicate that net migration to the region declined sharply from 7,441 in 1983-84 to 1,956 in 1984-85 (May to May).

NET MIGRATION TO RMOC 1980 - 1986



See Table 6

NET MIGRATION TO RMOC 1983 - 84 1984 - 85



See Table 6

- The 25-44 age group (the prime household forming group) showed the largest decline in net immigration between 1983-84 and 1984-85, falling from 2,301 people to -95 people.

GOVERNMENT INITIATIVES

Few new government programs were initiated in 1985 which impacted on the housing market in 1985. The Minister of Housing in Ontario, however, announced a series of housing initiatives in the Assured Housing for Ontario Program which will undoubtedly have an impact on the housing market in 1986 and subsequent years. These new programs are briefly described below under "New Initiatives".

EXISTING INITIATIVES

- Portable Living Units for Seniors (PLUS), a provincial demonstration project to test the concept of Granny Flats, was announced in 1984. Three of the four units allocated to the RMOC were installed in 1985, with the fourth scheduled to be installed in the spring of 1986. The demonstration project will be the subject of an evaluation stage in 1986.

- The Region's Match and Share Program, a provincial demonstration designed to match people with excess space in their homes and apartments with people who need accommodation, concluded a full year of operation. Over 50 matches comprising more than 100 people were arranged. Effective May, 1986, the Match and Share program will be combined with an accessible housing registry. This registry, designed to help the disabled find suitable accommodation, will match the needs of the disabled with the existing stock of public and private dwellings which have been modified to accommodate the disabled.

NEW INITIATIVES (for 1986)

- The details of the 1986 Non-Profit Program, the major vehicle for the delivery of social housing, were announced after considerable intergovernmental discussion. As a result of the Liberal/NDP accord the 1986 non-profit program will result in the addition of approximately 6,700 new non-profit units in Ontario in 1986 with more than 800 units allocated in Ottawa-Carleton. As a result of increased targeting and provincial rent supplements there will be a significant increase in the number of rent-geared-to-income units provided. The non-profit program will also be used to provide special needs housing and housing for low-income singles (on a demonstration basis only).

- The first phase of changes to rent review legislation (Residential Tenancies Act) including the lowering of the rent increase guideline from 6% to 4% and the inclusion of units which rent for more than \$750 per month was completed in 1985. The second phase, which includes an extension of the legislation to include post 1976 buildings and the establishment of a rent registry, is currently being developed. Discussions are currently taking place with tenants, landlords, and developers to design a mechanism which would permit a fair rate of return on new buildings.

- Renterprise is a rental incentive program designed to stimulate the construction of 5,000 modestly priced rental units in Ontario by offering interest free loans to help bridge the gap between economic and market rents. Proponents must offer 40% of their units to the local housing authority for rent under the rent supplement program. Because the proportion of rental starts in Ottawa-Carleton was relatively high compared to other areas in the province, only 170 units were allocated to the RMOC. Development proposals are currently (April 1986) being reviewed.
- Low-rise Building Renewal Program offers landlords forgivable loans of up to \$5,000/unit to help them upgrade some 17,000 apartments in Ontario over the next five years. The program is designed to improve the physical condition of low-rise apartment buildings while retaining their suitability for low and moderate income tenants. This program is available in municipalities that have property and maintenance standards in force and relevant experience in housing rehabilitation programs.
- An Expanded Convert-to-Rent Program. The Convert to Rent Program was originally designed to produce moderate-cost rental apartments through conversion of non-residential properties by offering interest free loans of up to \$7,000/unit. This program has now been expanded to include loan assistance for production of hostel accommodation for single people (\$5,000/unit for units that are not self-contained) as well as self contained rental accommodation in single family homes. In order to ensure modest priced units, capital costs must not exceed \$42,000. Units for the physically disabled qualify for special loans of \$2,000 if they are designed for wheelchair access.
- Starter Homes (Demonstration). This is designed to encourage the construction of lower cost yet attractive starter homes for families. Municipalities will receive a grant of \$2,800/unit for units which have carrying charges of 15% less than those of similar units built in 1985 and if they have developed standards to reduce housing sold below prevailing levels in their jurisdiction. One thousand units will be eligible for the grant and a minimum number of 50 units will be a guideline for each starter home development. An eligible municipality must have a rental stock of at least 30% of its total accommodations or be near a major metropolitan area that attracts home buyers from outside its jurisdiction. All municipalities in Ottawa-Carleton would qualify.
- Seniors Equity Co-operatives (Demonstration) is designed to examine the feasibility of equity co-operatives as a form of home ownership for seniors. Various levels of grants are available to local groups of senior citizens who sell their present homes and purchase a share in a co-operative. Co-operative living removes the maintenance requirements of living in a home while providing a degree of support for members.

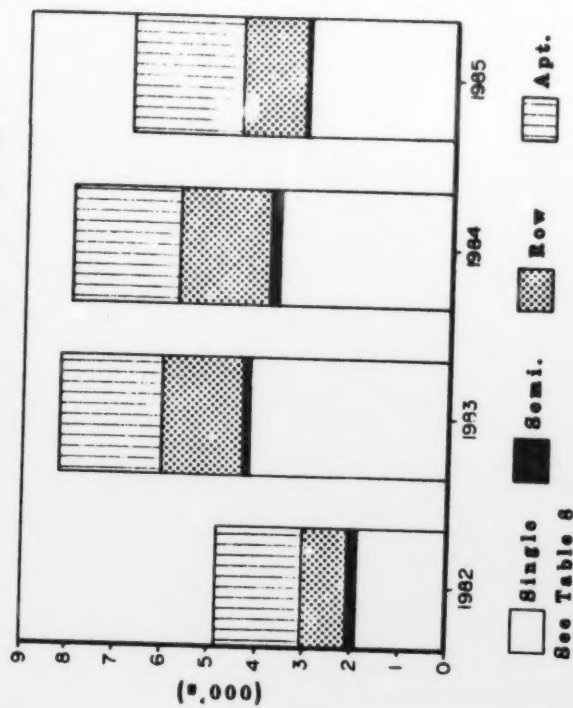
- Home Sharing is an extension of the demonstration of the Match and Share Program started in Ottawa-Carleton. Under the expanded program municipalities wishing to share the cost of counselling services may apply for grants of up to \$20,000/year for two years to cover 50% of the operating costs. The Region has already been informed that it is eligible for \$20,000 in 1986 and is currently working on funding for 1987.
- Seniors Retirement Community Project offers incentive grants of \$2,000/unit to a municipality for each unit sold in a retirement community. The program provides incentives for the municipality to streamline the approval and planning process which usually takes several years and often results in increased costs.
- Municipal Building Profile Program provides grants of up to \$20,000 for urban municipalities in which the rental stock makes up 30% of the total housing stock. The program is designed to help municipalities define the characteristics of their rental housing by age, locations, and type of projects. It will also enable them to record changes in the housing stock such as demolition, redevelopment, and conversion. As the Region is currently monitoring the housing situation and publishing annual Housing Reviews, the RMOC should liaise with the constituent municipalities and apply for a Municipal Building Profile grant.
- The federal government is in the process of developing a revised co-operative housing program in conjunction with the Cooperative Housing Foundation. The revised program will be based on index-linked mortgages. Ottawa-Carleton will likely get an allocation of about 100 units under this program.

PART III THE HOUSING MARKETS

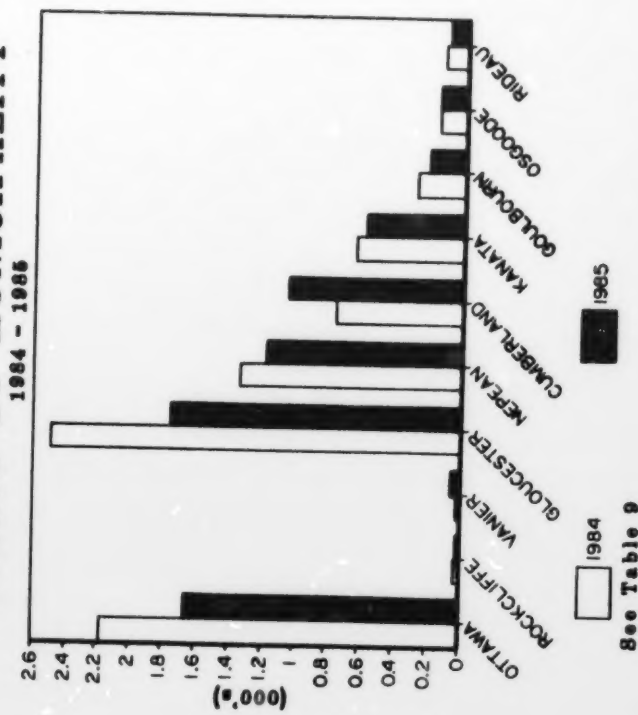
Construction Activity in 1985

- Starts were down about 15% in 1985 to 6,779 from the 1984 level of 7,999.
- Starts declined for all unit types except apartments, which increased by 40 units in 1985. Single detached starts declined by about 570 units, but as a proportion of total starts they remained at about 46%. Apartment starts made up 33% of total starts.

STARTS BY TYPE



STARTS BY MUNICIPALITY



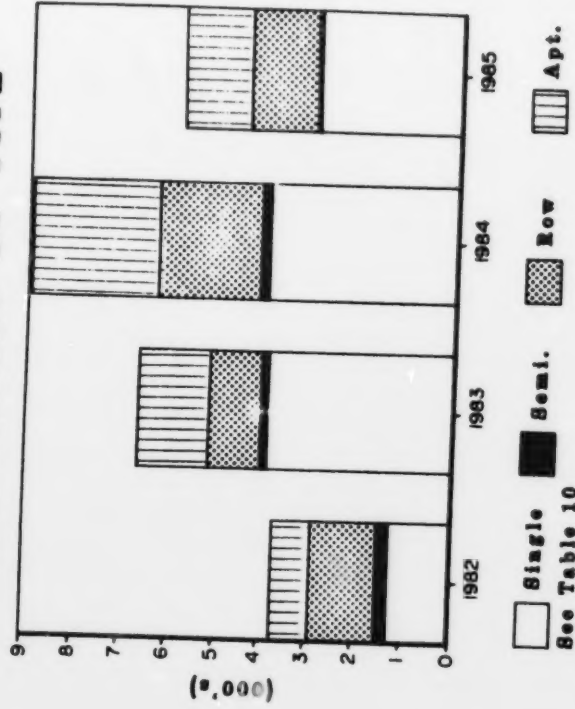
- Starts declined in all municipalities except Cumberland, Vanier, and Osgoode.

- Completions were down by 35% (3,158 units) in 1985 to 5,780 units from 8,938 in 1984 (completions in 1984 were at their highest point in a decade).

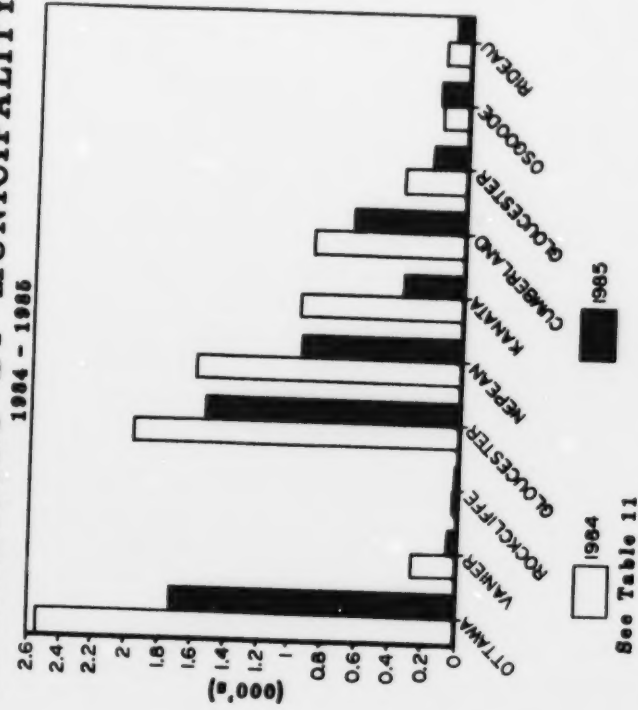
- Completions declined for all dwelling types with apartments showing the largest decline; from 2,637 units in 1984 to 1,447 units in 1985. Single detached completions declined to 2,892 units in 1985 from 3,908 units in 1984. Despite the decline, single detached completions in 1985 greatly exceeded the annual average during the 70's of about 1,200 units.

- Completions declined in all municipalities except Osgoode. Ottawa recorded the largest decline followed by Nepean, Kanata, and Gloucester.

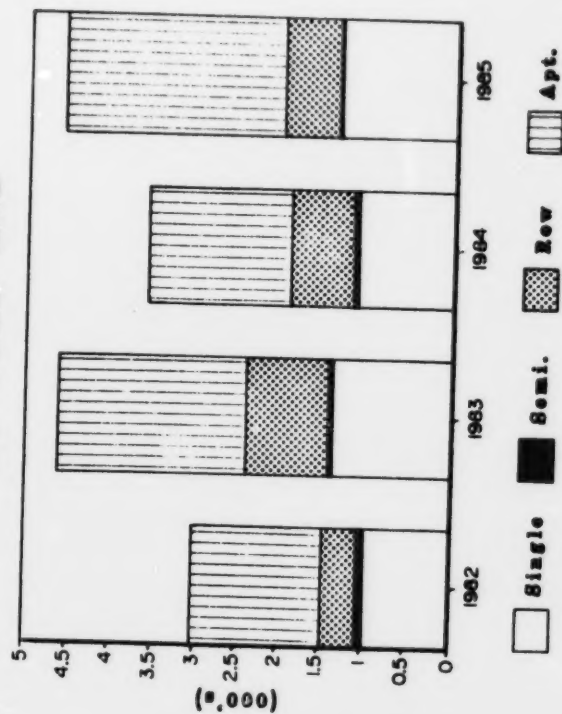
COMPLETIONS BY TYPE



COMPLETIONS BY MUNICIPALITY



UNDER CONSTRUCTION AT YEAR END

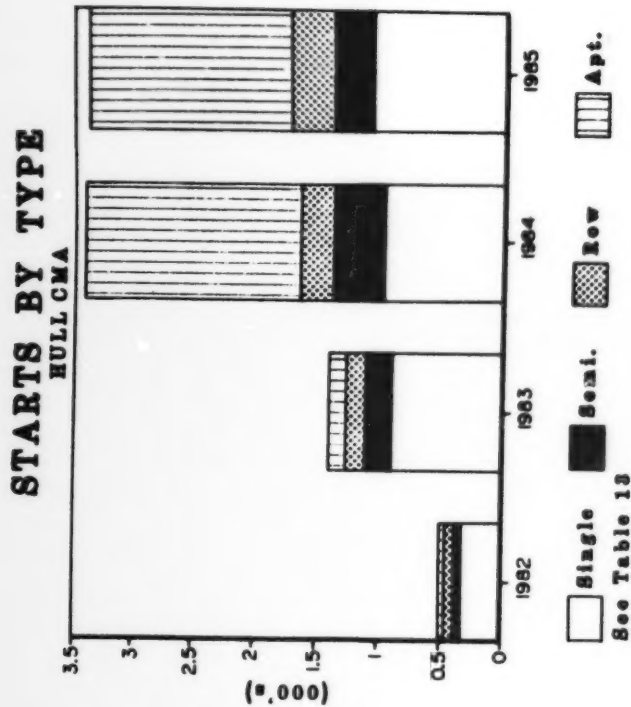


See Table 12

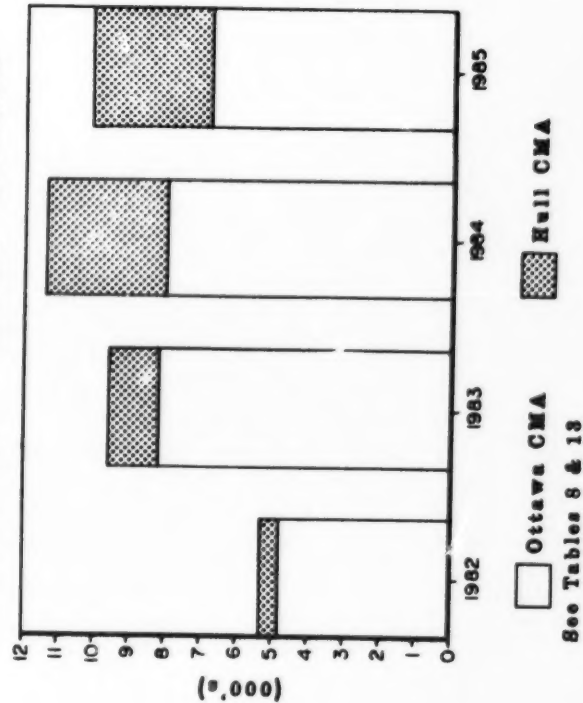
- There were 4,569 units under construction at the end of 1985; up from 3,596 at the end of 1984. Apartments showed the largest increase over 1984 with 2,556 units under construction at year end 1985 as compared with 1,707 at the end of 1984.
- However, starts for the first two months of 1986, at 327 units, are well below the level for the same time period in previous years.

THE OUTAOUAIS

- The Outaouais housing market continued to be very strong in 1985. There were 3,361 starts in the Outaouais in 1985, virtually the same as in 1984.
- Apartments made up about 50% of starts (1,631 units) in 1985, about 70% of which were rental units.

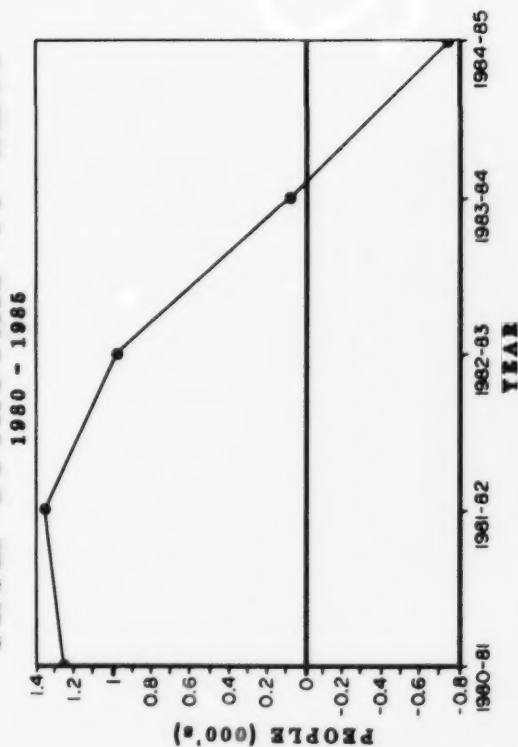


OTTAWA - HULL STARTS



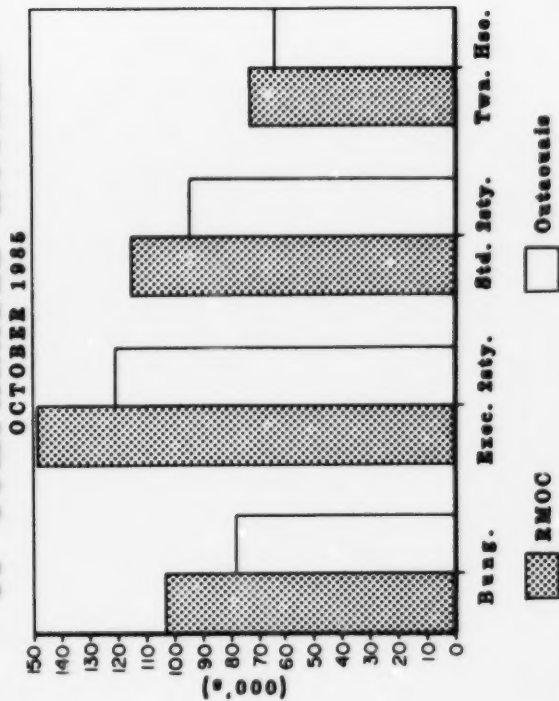
- The Outaouais accounted for about 33% of the combined starts in the Ottawa-Hull area in 1985. This is up slightly from 1984 and more than a doubling of the long-term average of 10% to 15%.

NET MIGRATION FROM OUTAOUAIS TO RMOC



See Table 7

MARKET VALUE OF COMPARABLE HOUSES



See Table 26

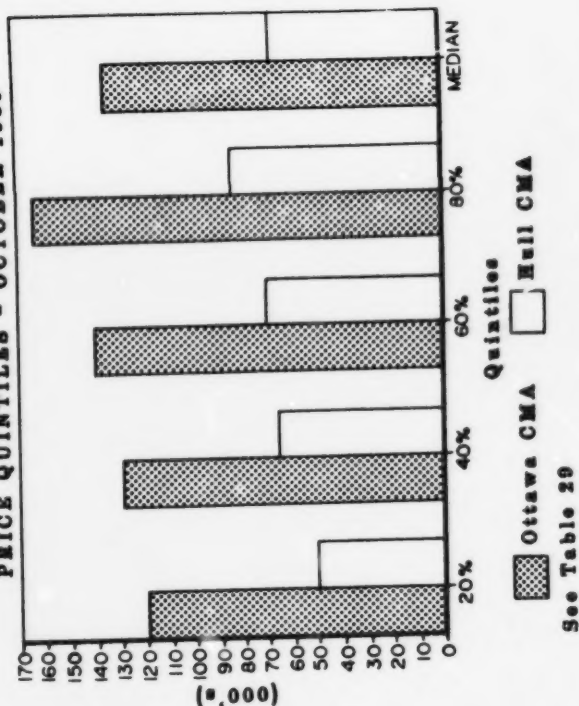
- The recent strength of the Outaouais housing market has undoubtedly had an impact on housing demand in the RMOC. One indication of this is the recent change in the movement of people between the Outaouais and the RMOC. During the 1980-83 period there was a net migration of people from the Outaouais to the RMOC of about 1,200 people annually. During 1984-1985 there was a net outflow (from RMOC to Outaouais) of about 730 people; a difference of nearly 2,000 people from the 1980-83 average.

- A study recently released by the Société d'aménagement de l'Outaouais (SAO) reported that people moved to the Outaouais from Ontario primarily because of lower house prices and provincial homeownership grants. Relatively convenient locations were also considered important factors in the report.

- Prices for comparable houses are about 15%-20% lower in the Outaouais than in the RMOC, although for certain types of houses, and particularly in Hull, the difference in price is much less. An executive two-storey, for example, worth \$145,000 in Kanata or \$140,000 in Eastern RMOC was worth \$135,000 in Hull in October 1985.

NEWLY COMPLETED SINGLES AND SEMIS

PRICE QUINTILES - OCTOBER 1985

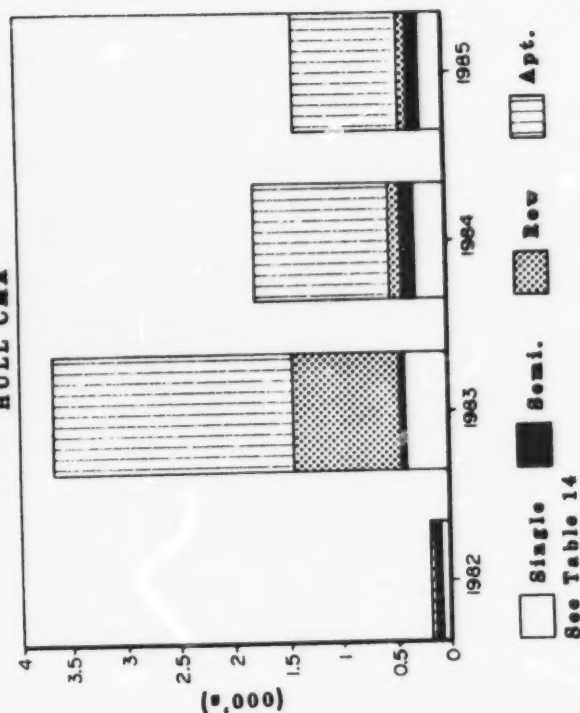


• A major difference between the two markets is that the RMOC builders seem to be catering more to the high end of the market (i.e. to buyers trading-up) by building primarily large, luxurious houses; whereas in the Outaouais, the builders are marketing largely to first time buyers and moderate income households. The median asking price for newly completed, unoccupied houses in the Ottawa CMA was \$133,900 while in the Outaouais the median price was half this (at \$66,600). The houses in the Outaouais are undoubtedly smaller and less luxurious than those in Ottawa, but they provide an opportunity for people to enter into homeownership (particularly with the help of provincial grants); something which has become difficult to do in the RMOC.

• Homeownership subsidies were cited by the SAO study as being an important factor for people moving from Ontario to the Outaouais. Corvée habitation, the subsidy program referred to in the study, offered (generally) 9½% mortgages for three years and cash grants to buyers of modestly priced new homes. About 1,300 dwellings in the Outaouais were subsidized under this program over about two years. Corvée habitation was cancelled at the end of 1984 but was likely still affecting the housing market in 1985 (there was a rush at the end of 1984 to take advantage of the program which resulted in a backlog that was carried into 1985). The only provincial program for home buyers in Quebec in 1985 (and currently) is the Home Ownership Assistance Program

(Program d'aide à l'accession à la propriété résidentielle). This program is less attractive and more restrictive than Corvée habitation. To be eligible, home purchasers must be first time buyers and have a child under 12 years old. In addition, the home (new or existing) must cost \$60,000 or less. About 700 dwellings in the Outaouais have been subsidized under this program since 1981.

UNDER CONSTRUCTION AT YEAR END HULL CMA

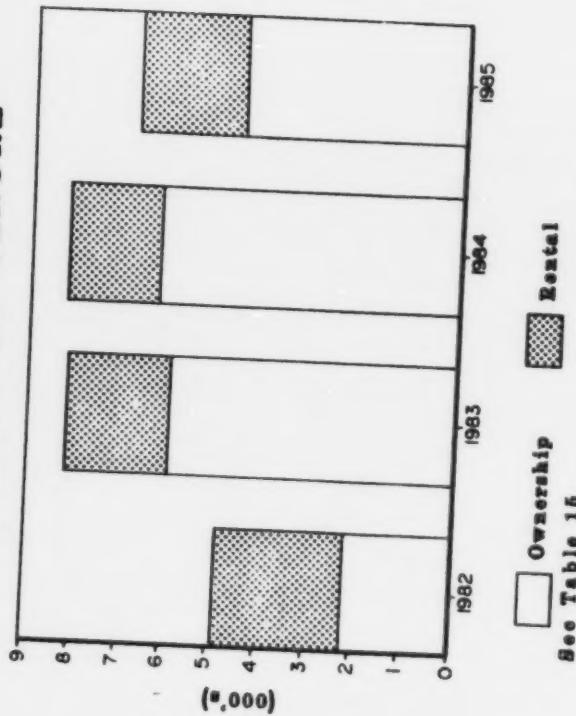


- Whether the Outaouais will continue to attract as large a proportion of the housing market as it has recently (33% of starts in 1985) remains to be seen. The SAO study suggested that if the Outaouais were to promote its advantages over Ontario (primarily lower lot prices) it could continue to capture up to one third of the market. But, if the demand for housing in the Outaouais remains strong, prices there will increase and thereby reduce the area's major advantage. However, if Outaouais builders continue to build units for moderate income households, who are less affected by the higher income tax rates in Quebec, and who will have difficulty finding an affordable house in Ontario, it is possible that the Outaouais will be able to sustain the recent, increased share of the housing market.
- At the end of 1985 there were 1,406 units under construction in the Outaouais; down from 1,782 at the end of 1984. The Outaouais accounted for about 24% of the units under construction in the CMA at the end of 1985; down from 33% at the end of 1984 and 44% at the end of 1983.
- Starts in the first two months of 1986 were also well below starts in the first two months of the previous two years.

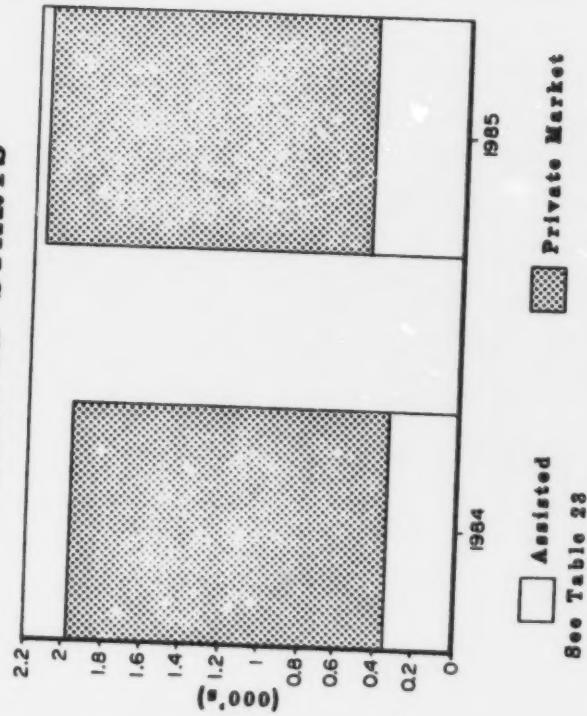
THE RENTAL MARKET

- Rental starts increased slightly in 1985 to about 2,200 units, from about 2,000 in 1984. Rentals accounted for about 33% of starts in 1985; up from about 23% in 1984.
- Apartments made up about 70% of the total rental starts in both 1985 and 1984 with about 1,500 units and 1,400 units respectively.
- Of the 2,200 rental starts, 466 were assisted rental units (private non-profit, co-operative, municipal non-profit) with the remainder being private market units.
- About 80% of the 1,350 private market rental apartments started in 1985 (about 1,080 units) were condominium developments which were marketed as tax shelters for investors and which included rental management packages (this was true for 1984 as well). Typically, a prospectus for one of these investments assumes that the units will be sold to owner-occupiers within 7 to 10 years of their initial purchase.

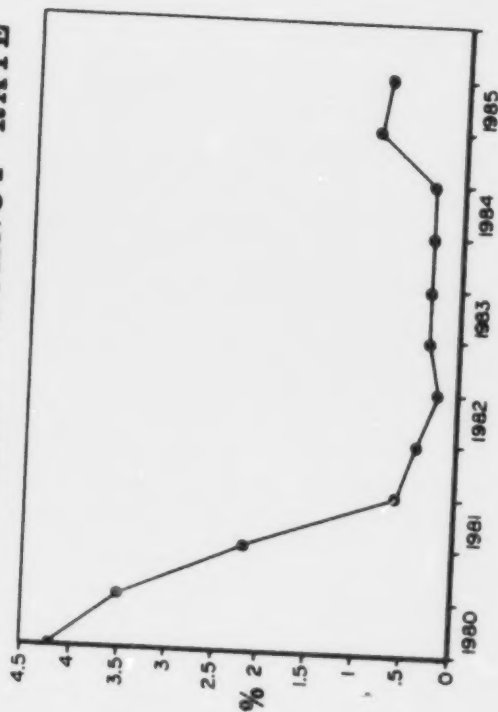
STARTS BY TENURE



RENTAL STARTS

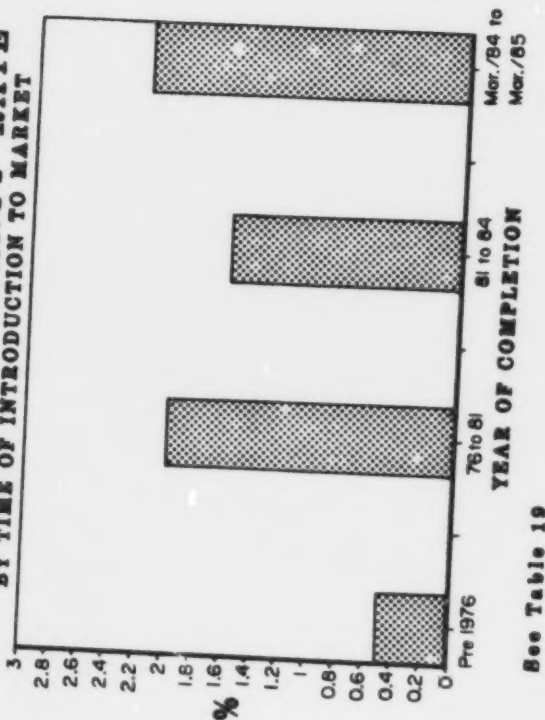


APARTMENT VACANCY RATE



See Table 18

APARTMENT VACANCY RATE BY TIME OF INTRODUCTION TO MARKET

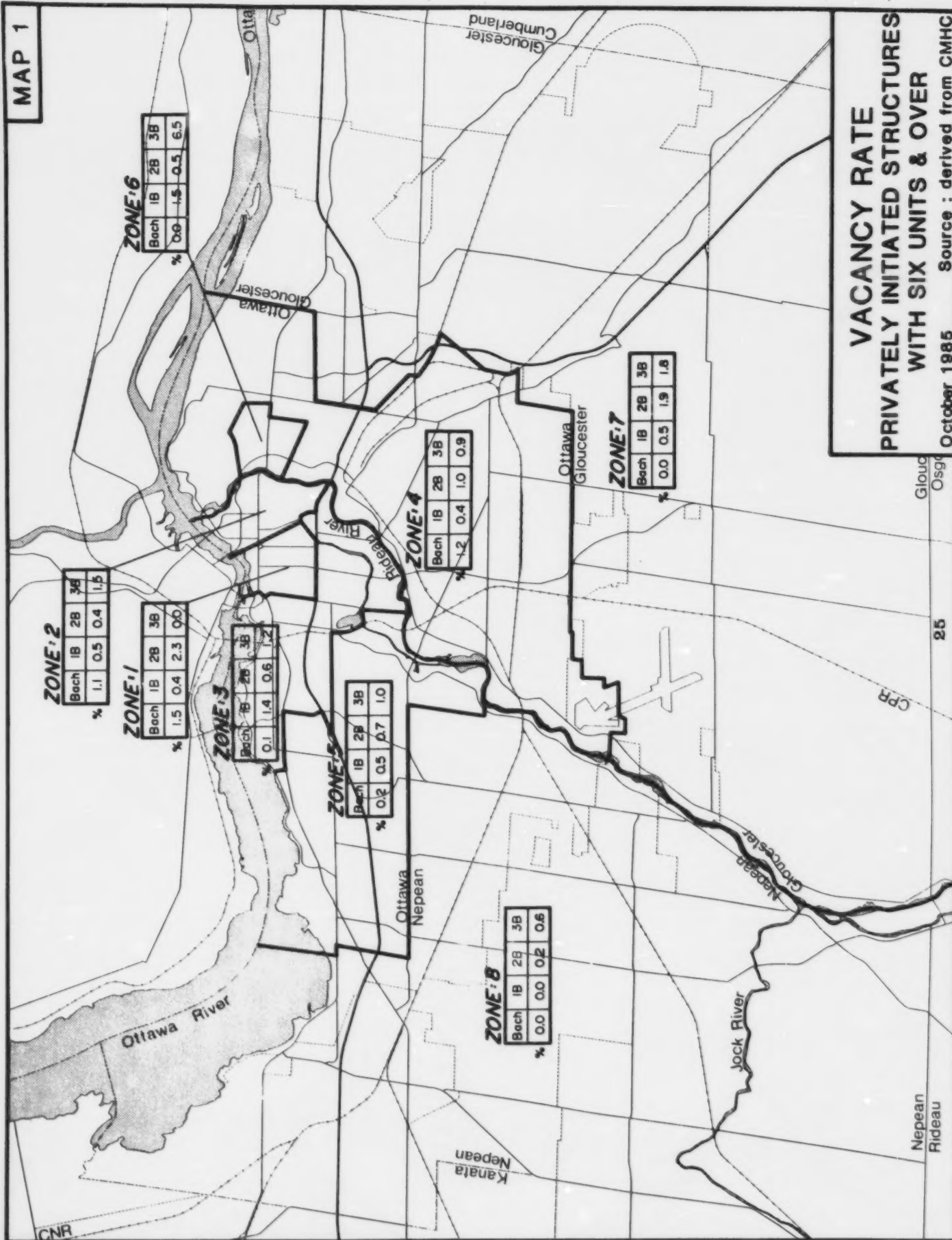


See Table 19

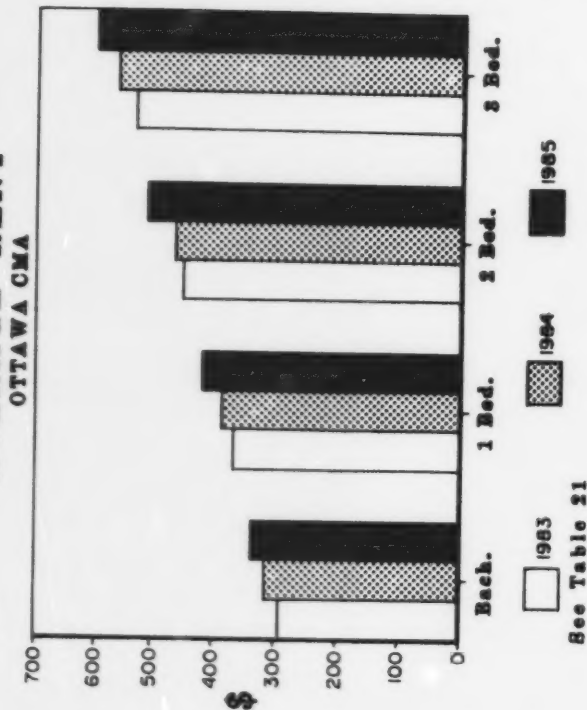
- The apartment vacancy rate increased significantly in 1985 from the 0.3% level it had been at for several years. After jumping to 0.9% in April 1985 the vacancy rate dropped slightly to 0.8% at the time of the October survey. A 3.0% vacancy rate is considered the minimum necessary to ensure ease of access and competitive rents.

- The vacancy rate in units subject to rent review was 0.5% in both the April and October 1985 surveys. Vacancy rates in newer buildings (excluding those less than 6 months old) ranged from 1.6% to 2.2% in October 1985.

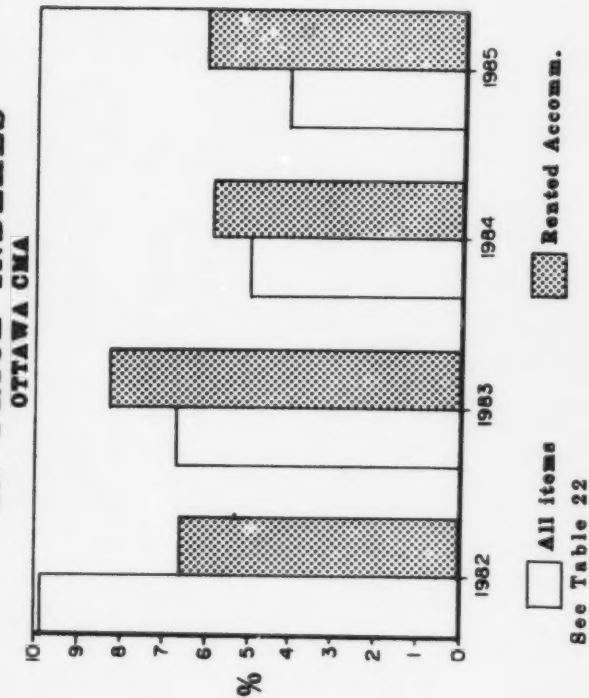
- Given the large number of rental units under construction at the end of 1985, and the apparent easing of demand (as evidenced by the 19.3% vacancy rate in newly completed buildings; up from 11.3% in April) a stable or increasing vacancy rate during 1986 is likely.



AVERAGE RENT



ANNUAL CHANGES IN PRICE INDEXES

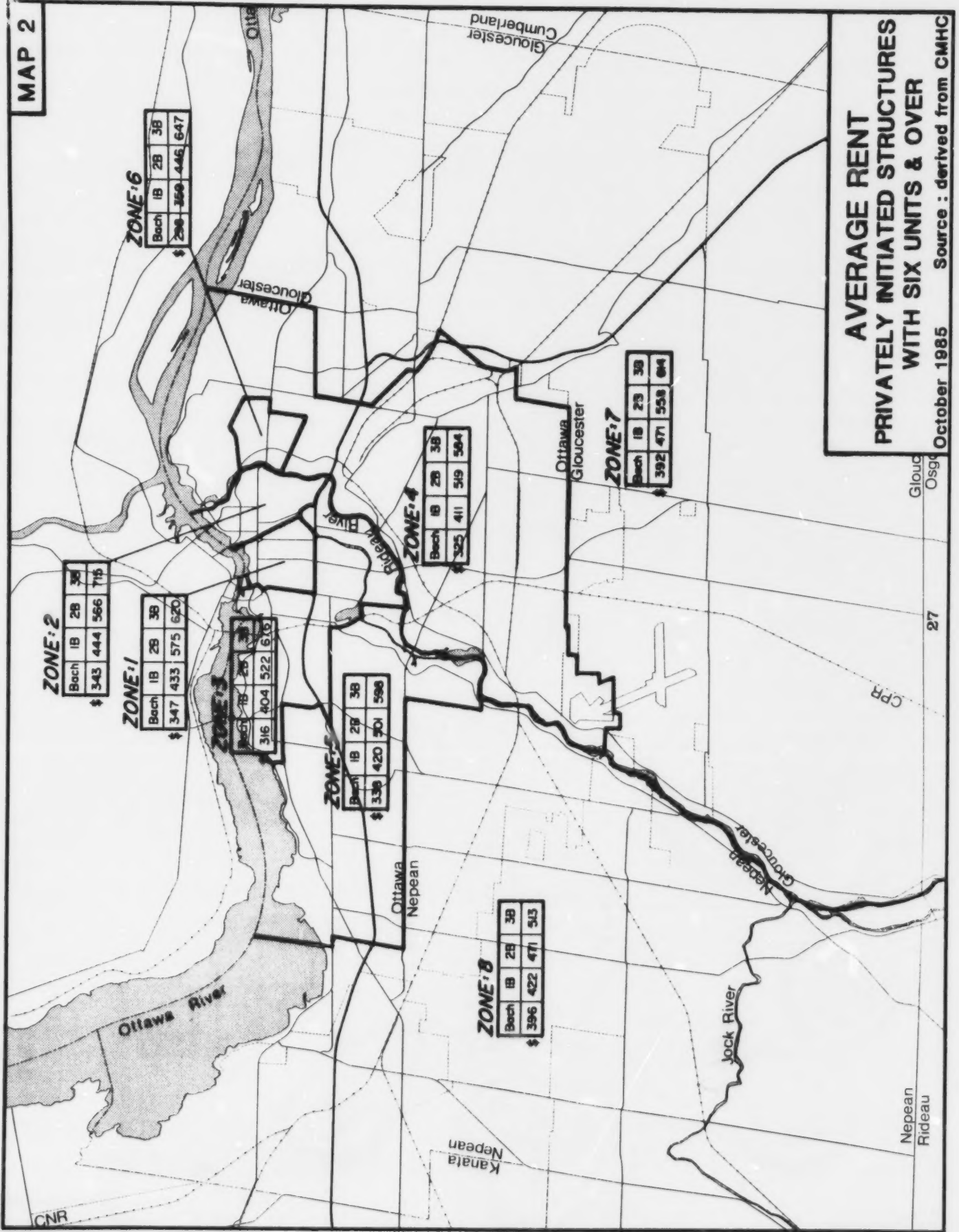


• Average apartment rents in the region in October, 1985 were \$339 for a bachelor unit; \$420 for a one bedroom; \$514 for a two bedroom and \$603 for a three bedroom unit. These figures are the average for both occupied and vacant units. Most of the vacancies were in the higher rent buildings. For example, although the average rent for a two bedroom unit was \$514, about 80% of the vacant two bedroom units were more expensive than that. In the case of one bedroom units, just over half of the vacant units were more expensive than the average of \$420. Average rents for the various sectors are shown on Map 2.

• Rents in the region increased by about 7.5%, on average, in 1985 - significantly higher than the 4% increase in the general rate of inflation (Consumer Price Index) over the same period. The annual average of the rented accommodation index increased by about 6.1% over its 1984 level. This is one of the few components of the consumer price index which increased more during 1985 than 1984.

• Rents increased more during 1985 than they did in 1984 for all unit sizes.

• The change in the annual average of the rented accommodation component has increased more rapidly than the all item average every year since 1982. Between 1984 and 1985 the average rented accommodation component increased by 6.1% while the all item average increased by 4.1%.



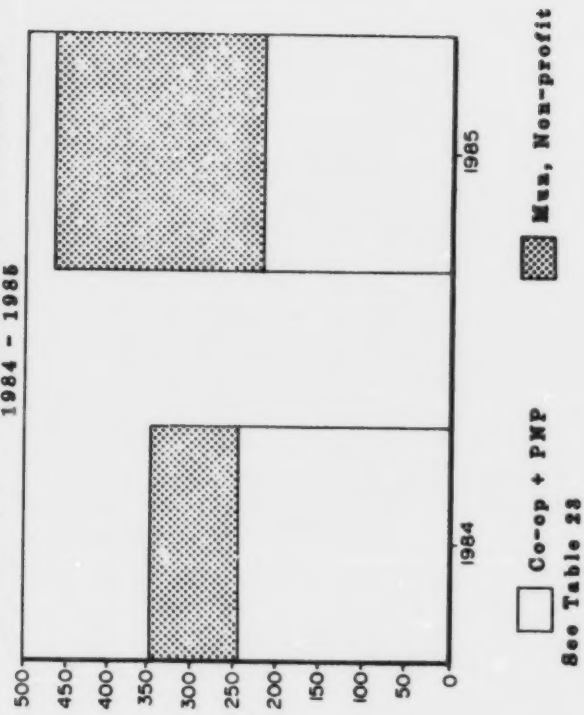
**AVERAGE RENT
PRIVATELY INITIATED STRUCTURES
WITH SIX UNITS & OVER**

October 1985 Source : derived from CMHC

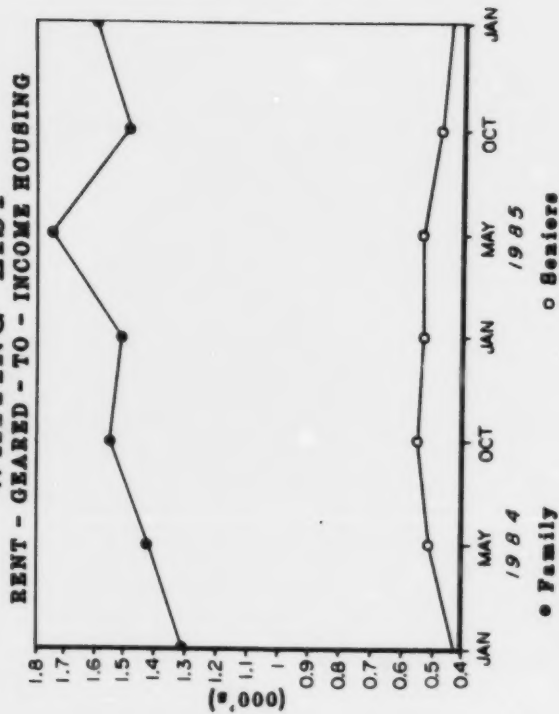
ASSISTED HOUSING

- There were 466 assisted housing units started in 1985; up from 346 units in 1984. This includes 216 private non-profit and co-operative units and 250 municipal non-profit units. The City of Ottawa accounted for 346 starts; the other 120 starts were in Nepean. From 25% to 40% of these units will be rented on a geared-to-income basis.
- 386 assisted housing units were completed in 1985; all of them in the City of Ottawa. Assisted housing completions were down by 20% in 1985 from 483 completions in 1984, and were well short of the RHSU target of 800 units annually.
- 521 assisted housing units were allocated in 1985; up from 411 in 1984. About 80% of the 1985 allocations were for family units, and 20% were for senior citizen units. An additional 25 beds were allocated for a senior citizens home.
- About 270 rent supplement units were added to the OCRHA inventory during 1985. These are privately owned units that are committed to the Ottawa-Carleton Regional Housing Authority for a specified period of time to be rented on a geared-to-income basis with the province paying the difference between the private market rent and the geared-to-income rent.

ASSISTED HOUSING STARTS 1984 - 1985



HOUSING AUTHORITY WAITING LIST



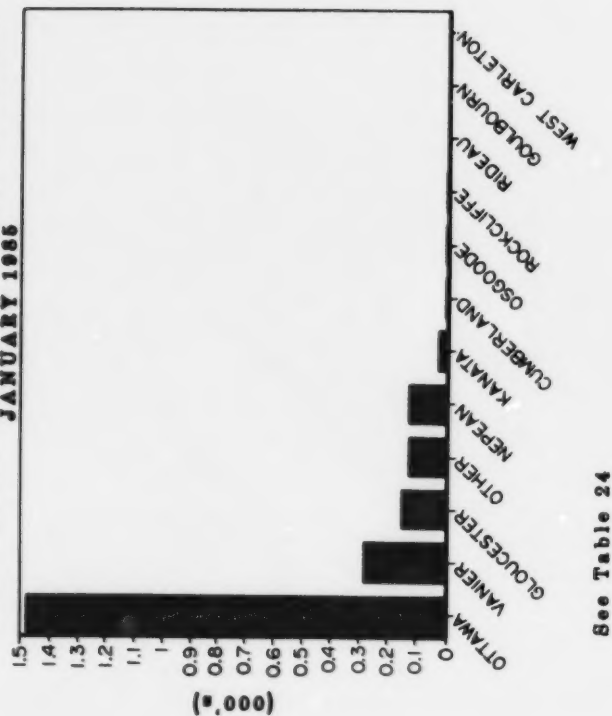
• The addition of these assisted housing units has done little toward abating the problem of the lack of affordable housing. The joint OCRHA/City Living waiting list for family rent geared-to-income housing increased by about 5% during 1985 to about 1,600 families at the end of 1985.

• About 66% of the families on the waiting list were from the City of Ottawa; 15% were from Vanier; 7% were from Gloucester; 5% were from Nepean; 1% were from Kanata. About 5% were from outside the RMOC.

• The waiting list for senior citizen rent-geared-to-income housing showed some improvement during 1985. The list dropped to about 450 at year end, from about 530 at the end of 1984.

• The waiting list for City Living's other units (i.e. not rent-geared-to-income) numbered about 1,100 at the end of 1985, including about 900 families and 200 senior citizens.

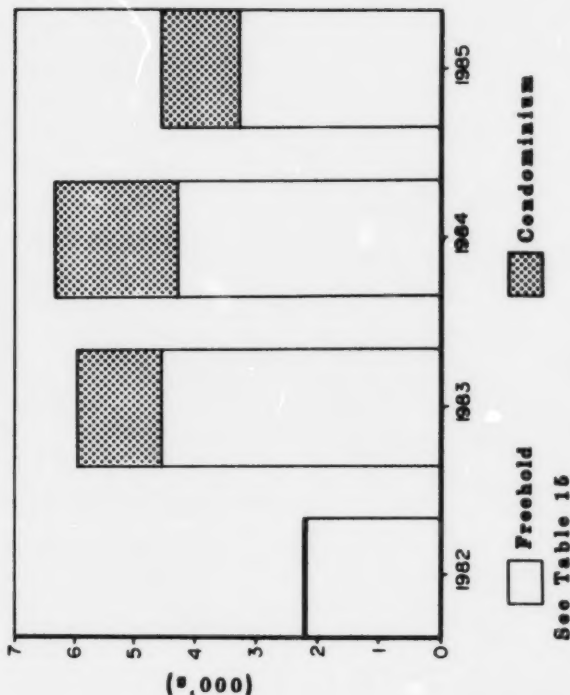
WAITING LIST BY MUNICIPALITY OF ORIGIN JANUARY 1986



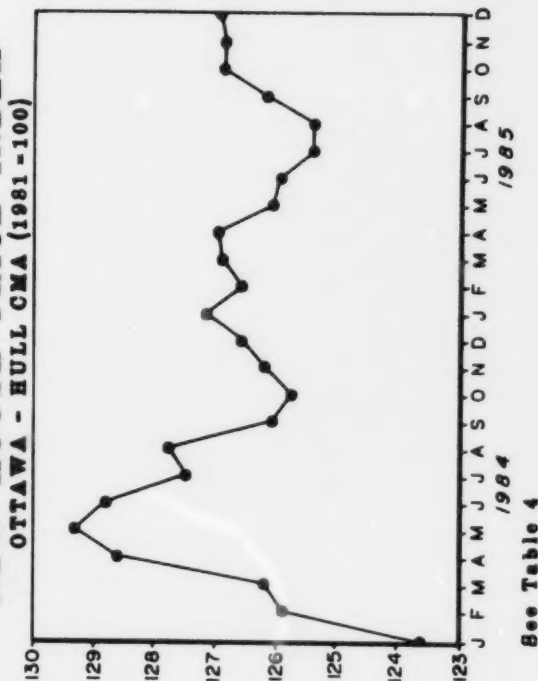
OWNERSHIP HOUSING

- Ownership starts (including condominiums) were down by 28% from 1984 to about 4,500 units. Freehold starts were down by about 1,000 units; condominium starts were down by about 750 units - primarily row units.

OWNERSHIP STARTS



NEW HOUSE PRICE INDEX



- House prices were relatively stable during 1985 after two years of rapid inflation. The market value of typical houses as reported in the Royal LePage survey of house prices in October 1985 indicated that between 1984 and 1985 price changes ranged from +1.5% for a detached bungalow to -2.8% for a standard condominium apartment.

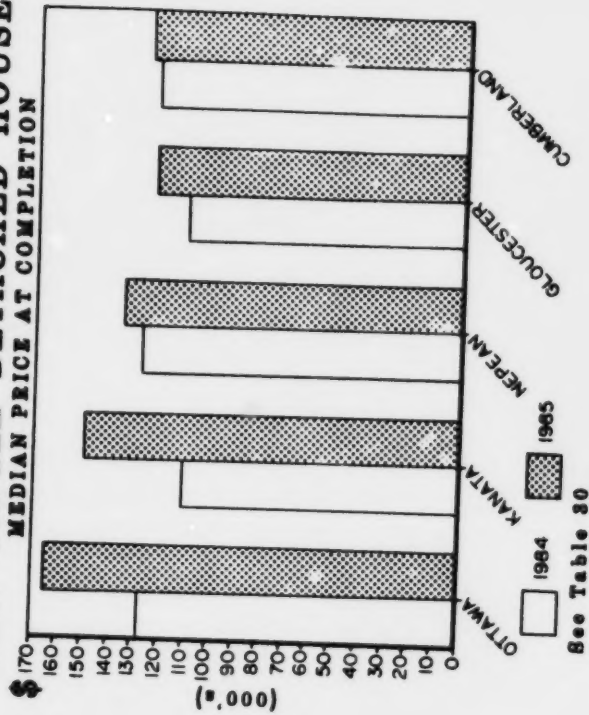
- Similarly, the new house price index (annual average) for Ottawa-Hull, which is adjusted for quality and size changes, registered a slight decline in 1985 to 126.5 from 126.9 in 1984 (1981=100). Between 1983 and 1984 the Ottawa-Hull index increased by 8.4%

- Notwithstanding a stable index, new house prices increased by about 15% over 1984 to a median of \$133,500 (single detached) in 1985. Perhaps most of this change, given the small changes in the new house price index and the Royal LePage survey, can be attributed to increases in the size and quality of new houses in Ottawa-Carleton as builders catered more to buyers "trading-up" and less to first-time buyers in 1985.

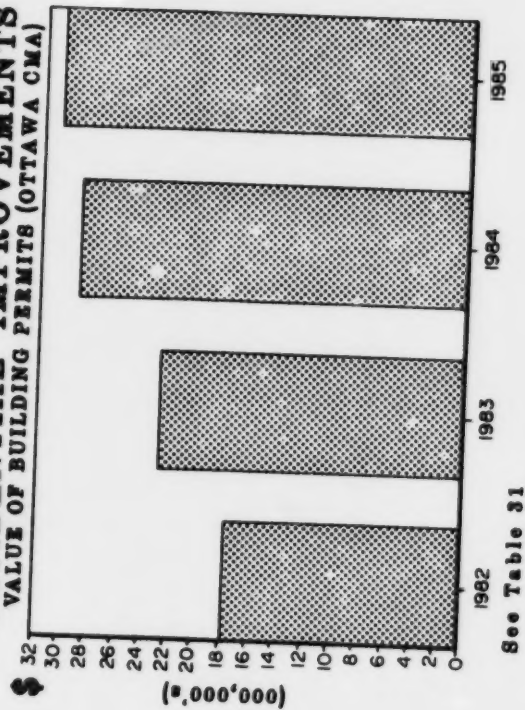
- Resale house prices (Multiple Listing Service sales) increased by 5.1% over the 1984 average. Detached units increased by about 4.4%. Attached units (multiples) increased by about 6%. Condominium apartments decreased by about 2.2%. Condominium multiples increased by 5.5%.

- Increasing amounts of money are being spent on improvements to existing dwellings. The value of building permits issued for home improvements in the Ottawa CMA increased from about \$18 million in 1982 to over \$30 million in 1985.

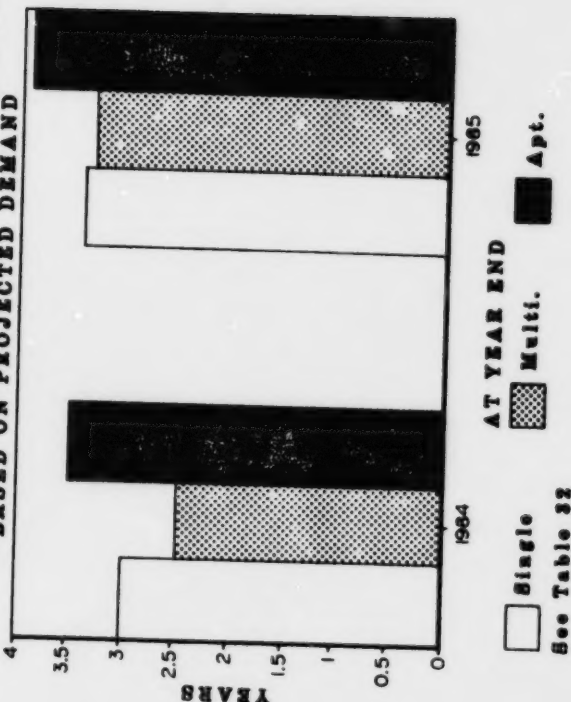
NEW SINGLE DETACHED HOUSES
MEDIAN PRICE AT COMPLETION



RESIDENTIAL IMPROVEMENTS
VALUE OF BUILDING PERMITS (OTTAWA CMA)



SUPPLY OF DRAFT APPROVED + REG. LAND BASED ON PROJECTED DEMAND



● At the end of 1985 there was a 3.4 year supply of vacant registered and draft approved land for single detached housing, a 3.3 year supply for multiples and a 3.9 year supply for apartments based on projected demand. This is an adequate overall supply. If, however, future housing production were to occur at a faster rate, for example, equal to the average production over 1984 and 1985, the current supply would be reduced to 1.7 years for singles, 3.0 years for multiples, and 3.3 years for apartments. The land supply for single detached units would be below the target level at this higher rate of housing production and could become a problem if this higher rate were to materialize.

APPENDIX



TARGETS

OVERALL TARGETS AND ACHIEVEMENTS Table 1

	1984	1985	1986	1987	1988
ANNUAL TARGET	9550	9550	9550	9550	9550
CUMULATIVE TARGET	5550	11100	16650	22200	27750
ANNUAL COMPLETIONS	8936	9780			
CUMULATIVE COMPLETIONS	8936	14718			

RENTAL TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988
ANNUAL TARGET	2900	2900	2900	2900	2900
CUMULATIVE TARGET	2900	5800	8700	11600	14500
ANNUAL COMPLETIONS	3384	1879			
CUMULATIVE COMPLETIONS	3384	5263			

OWNERSHIP TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988
ANNUAL TARGET	2650	2650	2650	2650	2650
CUMULATIVE TARGET	2650	5300	7950	10600	13250
ANNUAL COMPLETIONS	1116	4383			
CUMULATIVE COMPLETIONS	1116	10501			

ASSISTED HOUSING TARGETS AND ACHIEVEMENTS

	1984	1985	1986	1987	1988
ANNUAL TARGET	800	800	800	800	800
CUMULATIVE TARGET	800	1600	2400	3200	4000
ANNUAL COMPLETIONS	483	386			
CUMULATIVE COMPLETIONS	483	869			

SOURCE: CMHC (Completions)

EMPLOYMENT

LABOUR FORCE SURVEY
OTTAWA CMA

Table 2

	POP. 15+ (000)	LABOUR FORCE (000)	EMPL (000)	UNEMPL (000)	NOT IN LABOUR FORCE (000)	PARTIC RATE	UNEMPL RATE	UNEMPL RATE CANADA
1981	403	294	276	18	110	72.8%	6.0%	7.5%
1982	409	288	266	22	121	70.4%	7.5%	11.0%
1983	416	293	271	24	121	70.9%	8.2%	11.9%
1984	481	319	294	25	132	70.7%	7.9%	11.3%
1985	460	326	299	27	135	70.7%	8.1%	10.5%

SOURCE: STATISTICS CANADA

HULL CMA

LABOUR FORCE SURVEY

Table 3

	POP. 15+ (000)	LABOUR FORCE (000)	EMPL (000)	UNEMPL (000)	NOT IN LABOUR FORCE (000)	PARTIC RATE	UNEMPL RATE
1981	131	89	79	10	42	48.1%	10.8%
1982	132	86	77	9	46	48.2%	10.7%
1983	133	90	81	8	44	47.2%	9.2%
1984	132	85	75	10	47	44.2%	11.2%
1985	133	93	85	8	40	70.2%	8.8%

SOURCE: STATISTICS CANADA

CONSUMER PRICE INDEXES

Table 4

CONSUMER PRICE INDEXES
OTTAWA CMA

	ALL ITEMS	ALL HOUSING	RENTED ACCOMM.	OWNED ACCOMM.	NEW HOUSE
J	120.9	126.2	119.7	132.8	123.6
F	121	126.4	120.2	131	125.9
M	122	126.9	120.5	134.1	126.2
A	122.1	127.2	120.7	134.5	128.6
M	122.4	127.8	121	135.6	129.3
J	122.8	128.1	121.2	136.1	128.8
J	123.8	128.3	121.9	136.2	127.5
A	123.7	128.5	122.8	136.3	127.8
S	123.9	129.1	123.4	137	126.1
D	124.5	130.4	124.1	138.9	125.8
M	125.4	131.2	125.2	139.2	126.2
D	125.7	131.4	125.7	139.6	126.6
J	126.2	132.3	126.3	140.2	127.2
F	126.7	132.7	127.3	140.5	126.6
M	126.9	133.4	127.9	140.6	126.9
A	127.2	133.6	128.3	141.1	127
M	127.4	134.2	128.6	141.6	126.1
J	128.4	134.4	129.2	141	126
J	128.9	134.9	129.7	141.4	125.4
A	129	134.9	130.3	141	125.4
S	128.8	135.2	131	140.9	126.2
D	129.2	136.1	131.9	143.7	126.9
M	130.1	136.4	132.3	143.7	126.9
D	130.7	136.5	132.7	143.7	127

SOURCE: STATISTICS CANADA

MIGRATION

NET MIGRATION
TO RHOC

	0-17	18-24	25-44	45-64	65+	TOTAL
1980-81	944	129	-258	127	545	1307
1981-82	1925	1822	1918	277	639	6578
1982-83	2480	2951	3613	624	666	10334
1983-84	1812	2743	2301	194	391	7441
1984-85	673	1287	-95	-113	404	1954

DATA ARE DERIVED FROM INCOME TAX RETURNS. TIME PERIODS REPRESENT APPROXIMATELY MAY TO MAY.

SOURCE: STATISTICS CANADA, ADMINISTRATIVE DATA DIVISION

INTEREST RATES

Table 5

INTEREST RATES

	(1) MORTGAGE INTEREST RATE	(2) CPI CHANGE (1-3)	(3) CPI YEAR REAL OVER INTEREST YEAR RATE	(4) CPI YEAR REAL OVER INTEREST YEAR RATE
JAN 1981	19.22	94.5	11.02	4.22
MAY	17.82	98.8	11.72	6.12
SEPT	21.52	102.3	11.92	9.62
JAN 1982	18.12	108	11.12	7.02
MAY	19.02	109.2	10.92	8.12
SEPT	17.82	111.7	9.22	6.62
JAN 1983	13.42	113.7	8.32	5.12
MAY	12.62	118.9	6.12	6.82
SEPT	13.22	118.9	6.42	6.82
JAN 1984	11.82	120.9	6.32	5.52
MAY	13.72	122.4	5.62	8.12
SEPT	14.02	123.9	4.22	9.82
JAN 1985	12.02	126.2	4.42	7.72
MAY	11.72	127.4	4.12	7.62
SEPT	11.42	128.8	4.02	7.42
DEC	11.22	130.7	3.62	7.62

SOURCE: (1) CMHC; (2) STATISTICS CANADA

Table 7

MIGRATION BETWEEN RHOC AND OUTAQUAIS

	80-81	81-82	82-83	83-84	84-85
MULL TO RHOC	1853	2070	2001	1904	1489
RHOC TO MULL	1029	1041	1256	1744	1977
NET MIGRATION	824	1029	745	162	-488
BATINEAU TO RHOC	1092	1145	1080	1009	805
RHOC TO BATINEAU	669	817	846	1084	1045
NET MIGRATION	423	326	234	-76	-240
OUTAQUAIS TO RHOC	2745	3215	3081	2914	2394
RHOC TO OUTAQUAIS	1698	1898	2102	2828	3022
NET MIGRATION	1247	1357	979	86	-728

DATA ARE DERIVED FROM INCOME TAX RETURNS. TIME PERIODS REPRESENT APPROXIMATELY MAY TO MAY.

SOURCE: STATISTICS CANADA, ADMINISTRATIVE DATA DIVISION

OVERALL CONSTRUCTION ACTIVITY

Table 8

STARTS RMOC (LESS WEST CARLETON)

	SING.	SEMI	ROW	APT.	TOTAL
--	-------	------	-----	------	-------

1982	1925	176	977	1760	4838
1983	4230	120	1721	2113	8184
1984	3656	184	1937	2222	7999
1985	3089	93	1335	2262	6779

SOURCE: CMHC

Table 9

1985 STARTS

	SING.	SEMI	ROW	APT.	TOTAL	PERCENT
--	-------	------	-----	------	-------	---------

OTTAWA	179	53	498	949	1679	24.81
ROCKCLIFFE	6	0	0	0	6	0.11
VANIER	2	4	9	38	53	0.81
BLOUCESTER	1085	28	92	552	1757	25.91
NEPEAN	435	2	490	286	1183	17.51
CUMBERLAND	700	0	90	270	1060	15.41
KANATA	230	4	156	197	587	8.71
BOULBOURN	211	2	0	0	213	3.11
OSBOURNE	149	0	0	0	149	2.21
RIDEAU	92	0	0	0	92	1.41

TOTAL	3089	93	1335	2262	6779	100.01
OTTAWA	45.61	1.41	19.71	33.41	100.01	

AYLNER	296	38	74	10	418	12.41
BATINEAU	537	44	105	788	1474	43.91
HULL	89	212	166	833	1299	38.41
HULL DURET	98	0	0	0	98	2.91
LA PECHE	40	4	8	0	52	1.51
VAL-DES-ROCHES	20	0	0	0	20	0.61

TOTAL	1079	298	353	1631	3361	100.01
OTTAWA	32.11	8.91	10.51	48.51	100.01	

TOTAL	4169	391	1688	3893	10140	100.01
OTTAWA-HULL	41.11	3.91	16.61	38.41	100.01	

SOURCE: CMHC

Table 10

COMPLETIONS RMOC (LESS WEST CARLETON)

	SING.	SEMI	ROW	APT.	TOTAL
--	-------	------	-----	------	-------

1982	1268	239	1403	792	3702
1983	3837	159	1166	1474	6636
1984	3908	180	2213	2637	8938
1985	2892	90	1351	1447	5780

SOURCE: CMHC

Table 11

1985 COMPLETIONS

	SING.	SEMI	ROW	APT.	TOTAL	PERCENT
--	-------	------	-----	------	-------	---------

OTTAWA	170	56	493	1020	1739	30.11
VANIER	4	2	9	37	52	0.91
ROCKCLIFFE	6	0	0	0	6	0.11
BLOUCESTER	987	26	382	198	1593	26.91
NEPEAN	476	6	265	208	955	16.51
KANATA	148	0	164	24	336	6.21
CUMBERLAND	439	0	38	0	477	11.71
BOULBOURN	198	0	0	0	198	3.41
OSBOURNE	170	0	0	0	170	2.91
RIDEAU	77	0	0	0	77	1.31

TOTAL	2892	90	1351	1447	5780	100.01
OTTAWA	50.01	1.61	23.41	25.01	100.01	

AYLNER	259	50	64	48	441	11.81
BATINEAU	590	64	167	781	1502	42.21
HULL	87	234	115	1108	1544	41.11
HULL DURET	86	0	0	0	86	2.31
LA PECHE	48	0	8	3	59	1.51
VAL-DES-ROCHES	43	0	0	0	43	1.21

TOTAL	1110	358	384	1927	3789	100.01
OTTAWA	29.81	9.11	9.51	51.71	100.01	

TOTAL	4002	428	1708	3374	9809	100.01
OTTAWA-HULL	42.11	4.51	17.91	38.81	100.01	

SOURCE: CMHC

Table 12				
UNDER CONSTRUCTION AT YEAR END				
RMDC (LESS WEST CARLETON)				
	BING.	SEMI	ROW	APT.
				TOTAL
1982	973	87	418	1564
1983	1364	48	979	2206
1984	1105	50	734	1707
1985	1303	37	673	2056
SOURCE: CMHC				

OUTAOUAIS

Table 13				
STARTS HULL CMA				
	BING.	SEMI	ROW	APT.
				TOTAL
1982	325	36	69	45
1983	907	214	140	122
1984	973	414	259	1748
1985	1079	298	353	1631
SOURCE: CMHC				

Table 14				
UNDER CONSTRUCTION AT YEAR END				
HULL CMA				
	BING.	SEMI	ROW	APT.
				TOTAL
1982	89	38	24	36
1983	416	48	979	2210
1984	296	134	103	1281
1985	240	92	98	976
SOURCE: CMHC				

Table 15			
OWNERSHIP STARTS			
RMDC (LESS WEST CARLETON)			
	FREEHOLD	CONDO	TOTAL
1982	2202	34	2236
1983	4841	1397	5940
1984	4294	2019	6313
1985	3274	1266	4540
MENTAL STARTS			
RMDC (LESS WEST CARLETON)			
	APT	ROW	TOTAL
1982	1743	909	2672
1983	1425	823	2248
1984	1199	702	1901
1985	1511	726	2239
SOURCE: CMHC			

CONSTRUCTION BY TENURE 1986

Table 16

1985 STARTS

	FREEHOLD			CONDOMINIUM			RENTAL			TOTAL							
	SING	SEMI	ROM	TOTAL	SEMI	ROM	APT	TOTAL	SING		SEMI	ROM	APT	TOTAL			
OTTAWA	179	47	53	279	16.6X	2	127	369	498	29.7X	0	4	318	580	902	53.7X	1679
VANIER	2	4	9	15	28.3X	0	0	36	36	67.9X	0	0	0	2	2	3.8X	53
ROCKCLIFFE	6	0	0	6	100.0X	0	0	0	0	0.0X	0	0	0	0	0	0.0X	6
BLUCCESTER	1085	28	0	1113	63.3X	0	48	76	121	6.9X	0	0	47	476	823	29.8X	1787
NEPEAN	383	2	104	489	61.3X	0	132	0	132	11.2X	52	0	284	284	562	47.3X	1183
CUMBERLAND	688	0	0	688	64.9X	0	90	270	360	34.0X	12	0	0	0	12	1.1X	1040
KANATA	230	0	0	230	39.2X	4	115	0	119	20.3X	0	0	41	197	238	40.5X	887
RIDEAU-OSBOODE	241	0	0	241	100.0X	0	0	0	0	0.0X	0	0	0	0	0	0.0X	241
BOULBOURN	211	2	0	213	100.0X	0	0	0	0	0.0X	0	0	0	0	0	0.0X	213
TOTAL	3025	83	166	3274	48.3X	6	509	751	1266	18.7X	64	4	660	1511	2239	33.0X	6779

SOURCE: CMHC 4TH QUARTER REPORT 1985

1985 COMPLETIONS

	FREEHOLD			CONDOMINIUM			RENTAL			TOTAL							
	SING	SEMI	ROM	TOTAL	SEMI	ROM	APT	SING	SEMI		ROM	APT	TOTAL				
OTTAWA	170	38	55	263	15.12	6	91	421	518	29.82	0	12	347	599	958	58.12	1739
VANIER	4	2	9	15	28.82	0	0	35	35	67.32	0	0	0	2	2	3.82	52
ROCKCLIFFE	6	0	0	6	100.02	0	0	0	0	0.02	0	0	0	0	0	0.02	6
BLUCCESTER	982	22	0	1004	64.62	0	210	28	278	17.92	5	4	132	130	271	17.82	1853
NEPEAN	418	6	30	494	47.52	0	31	0	31	3.22	38	0	204	208	470	49.22	935
CUMBERLAND	618	0	0	618	91.32	0	0	0	0	0.02	21	0	38	0	59	8.72	677
KANATA	168	0	45	213	59.82	0	0	24	24	6.72	0	0	119	0	119	33.42	336
RIDEAU-OSBODE	247	0	0	247	100.02	0	0	0	0	0.02	0	0	0	0	0	0.02	247
BOULBOURN	195	0	0	195	100.02	0	0	0	0	0.02	0	0	0	0	0	0.02	195
TOTAL	2808	68	139	3015	52.22	6	372	508	887	15.32	84	16	840	939	1879	32.52	5780

SOURCE: CMHC 4TH QUARTER REPORT 1985

UNDER CONSTRUCTION AT DEC. 1985

	FREEHOLD			CONDOMINIUM			RENTAL			TOTAL							
	SING	SEMI	ROM	TOTAL	SEMI	ROM	APT	TOTAL	SING		SEMI	ROM	APT	TOTAL			
OTTAWA	71	17	8	96	5.6X	0	82	504	588	34.5X	0	2	216	801	1019	59.8X	1703
VANIER	1	2	0	3	60.0X	0	0	0	0	0.0X	0	0	0	2	2	40.0X	5
ROCKCLIFFE	4	0	0	4	100.0X	0	0	0	0	0.0X	0	0	0	0	0	0.0X	4
BLUCESTER	472	10	0	482	46.7X	0	0	48	48	4.6X	3	0	24	476	903	48.7X	1033
NEPEAN	187	0	74	261	38.1X	0	48	0	48	7.0X	0	0	120	286	376	54.9X	688
CUMBERLAND	242	0	0	242	42.5X	0	52	270	322	56.6X	5	0	0	0	5	0.9X	569
KANATA	119	0	0	119	32.3X	4	8	0	12	3.3X	0	0	41	197	238	44.3X	349
BOULBOURN	105	2	0	107	100.0X	0	0	0	0	0.0X	0	0	0	0	0	0.0X	107
RIDEAU-OSBOURNE	94	0	0	94	100.0X	0	0	0	0	0.0X	0	0	0	0	0	0.0X	94
TOTAL	1295	31	82	1408	30.8X	4	190	824	1018	22.3X	8	2	401	1732	2143	46.9X	4569

SOURCE: CMHC 4TH QUARTER REPORT 1985

CONSTRUCTION BY TENURE 1984 & 1985

Table 17

STARTS									
RHOC (LESS WEST CARLETON)									
	FREEHOLD		CONDOMINIUM		RENTAL		TOTAL		
	SING	SEMI	ROW	TOTAL	SEMI	ROW	APT	OTHER	ROW
1983	3025	83	166	3274	48.3%	6	509	751	1266
1984	3561	150	283	4294	52.3%	0	1024	995	2019
SOURCE: CMHC									
COMPLETIONS									
RHOC (LESS WEST CARLETON)									
	FREEHOLD		CONDOMINIUM		RENTAL		TOTAL		
	SING	SEMI	ROW	TOTAL	SEMI	ROW	APT	OTHER	ROW
1983	2808	68	139	3015	52.2%	6	372	508	886
1984	4088	146	277	4511	49.4%	0	707	518	1225
SOURCE: CMHC									
UNDER CONSTRUCTION (AT YEAR END)									
RHOC (LESS WEST CARLETON)									
	FREEHOLD		CONDOMINIUM		RENTAL		TOTAL		
	SING	SEMI	ROW	TOTAL	SEMI	ROW	APT	OTHER	ROW
1983	1295	31	82	1408	30.8%	4	190	824	1018
1984	1160	42	75	1277	35.0%	0	382	688	1070
SOURCE: CMHC									

PRIVATELY INITIATED STRUCTURES WITH SIX UNITS AND OVER
ONTARIO PORTION - OTTAWA-HULL CMA Table 10
OCTOBER 1985

Table 18

APARTMENT VACANCY RATES

PRIVATELY INITIATED STRUCTURES WITH SIX UNITS AND OVER

ONTARIO PORTION, OTTAWA-MULL CMA

1980		1981		1982		1983		1984		1985	
APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT
4.2%	3.5%	2.2%	0.6%	0.4%	0.2%	0.3%	0.3%	0.3%	0.3%	0.9%	0.8%

SOURCE: CMHC

RENTAL ROOMHOUSE VACANCY RATES

ONTARIO PORTION, OTTAWA-MULL CMA

1980		1981		1982		1983		1984		1985	
APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT	APR	OCT
--	1.9%	0.8%	0.2%	0.1%	--	0.2%	0.3%	0.3%	0.3%	1.2%	1.1%

SOURCE: CMHC

Table 20		Table 21	
AVERAGE RENT		AVERAGE RENT	
1982	1984	1982	1984

APARTMENT STRUCTURES OF SIX UNITS AND OVER											
OCTOBER 1988											
OTTAWA-MULL CNA											
BACHELOR			ONE BEDROOM			TWO BEDROOM					
12 MO.			12 MO.			12 MO.					
ZONE	UNITS	AVG RENT	VAC. RATE	UNITS	AVG RENT	VAC. RATE	UNITS	AVG RENT	VAC. RATE		
OTTAWA 1	1047	8347	12.3%	3125	8833	9.4%	0.4%	1046	8879	10.1%	2.3%
OTTAWA 2	602	8243	14.3%	2089	8444	13.7%	0.3%	1280	8864	12.8%	0.4%
OTTAWA 3	334	8316	4.6%	2366	8404	8.2%	1.4%	768	8822	12.1%	0.6%
OTTAWA 4	408	8328	6.3%	3393	8411	7.0%	0.4%	4843	8819	7.1%	1.0%
OTTAWA 5	747	8338	3.7%	4885	8420	4.3%	0.3%	4174	8801	3.3%	0.7%
UNIVER 6	79	8298	1.3%	883	8354	3.7%	1.5%	907	8444	7.1%	0.5%
EAST 7	101	8392	4.1%	724	8471	4.2%	0.5%	1317	8388	4.3%	1.9%
WEST 8	117	8394	-6.4%	1400	8422	4.1%	0.0%	2491	8471	4.8%	0.2%
OTTAWA CNA	3434	8339	8.1%	21005	8420	7.7%	0.6%	14898	8514	7.2%	0.9%
MULL CNA	445	8319	0.2%	2387	8383	6.5%	3.2%	4448	8431	-0.1%	5.3%
OTTAWA-MULL CNA	4079	8337	1.0%	23862	8416	0.9%	0.9%	21846	8494	1.8%	

SOURCE: CMHC

Table 20		Table 21	
AVERAGE RENT		AVERAGE RENT	
1982	1984	1982	1984

APARTMENT STRUCTURES OF SIX UNITS AND OVER											
OCTOBER 1988											
OTTAWA-MULL CNA											
BACHELOR			ONE BEDROOM			TWO BEDROOM					
12 MO.			12 MO.			12 MO.					
ZONE	UNITS	AVG RENT	VAC. RATE	UNITS	AVG RENT	VAC. RATE	UNITS	AVG RENT	VAC. RATE		
OTTAWA 1	1047	8347	12.3%	3125	8833	9.4%	0.4%	1046	8879	10.1%	2.3%
OTTAWA 2	602	8243	14.3%	2089	8444	13.7%	0.3%	1280	8864	12.8%	0.4%
OTTAWA 3	334	8316	4.6%	2366	8404	8.2%	1.4%	768	8822	12.1%	0.6%
OTTAWA 4	408	8328	6.3%	3393	8411	7.0%	0.4%	4843	8819	7.1%	1.0%
OTTAWA 5	747	8338	3.7%	4885	8420	4.3%	0.3%	4174	8801	3.3%	0.7%
UNIVER 6	79	8298	1.3%	883	8354	3.7%	1.5%	907	8444	7.1%	0.5%
EAST 7	101	8392	4.1%	724	8471	4.2%	0.5%	1317	8388	4.3%	1.9%
WEST 8	117	8394	-6.4%	1400	8422	4.1%	0.0%	2491	8471	4.8%	0.2%
OTTAWA CNA	3434	8339	8.1%	21005	8420	7.7%	0.6%	14898	8514	7.2%	0.9%
MULL CNA	445	8319	0.2%	2387	8383	6.5%	3.2%	4448	8431	-0.1%	5.3%
OTTAWA-MULL CNA	4079	8337	1.0%	23862	8416	0.9%	0.9%	21846	8494	1.8%	

SOURCE: CMHC

ASSISTED HOUSING PRODUCTION

CONSUMER PRICE INDEXES

Table 22

CONSUMER PRICE INDEX	ALL	RENTED
ANNUAL AVERAGES	ITEMS	ACCOM.
OTTAWA CMA	CHANGE	CHANGE
1981	100	100
1982	109.9	106.6
1983	117.3	115.4
1984	123.2	122.2
1985	128.3	129.6

SOURCE: STATISTICS CANADA

WAITING LISTS

Table 24

OCRNA/CITY LIVING WAITING LIST
JANUARY 30 1986

OF	WAITING	WAITING	OTHER	OTHER	TOTAL	PER CENT
ORIGIN	FAMILIES	SENIORS	(FAM)	(SEN)		DISTRI
OTT	943	332	165	18	1478	67.01
VAM	224	34	27	2	287	13.01
BLOU	113	35	5	1	154	7.01
OTHER	81	34	12	1	128	5.81
NEP	82	37	2	4	125	5.71
KAM	20	6	1	0	27	1.21
CUM	4	0	1	0	5	0.21
DBB	2	0	0	0	2	0.11
ROCK	0	1	0	0	1	0.01
RIB	0	0	0	0	0	0.01
BOUL	0	0	0	0	0	0.01
M.C.	0	0	0	0	0	0.01
TOTAL	1489	479	213	24	2207	100.01

NOTE: OTHER (FAM) and OTHER (SEN) refer to physically or psychiatrically disabled households.

SOURCE: OCRNA : CITY LIVING

Table 23

Table 2					
RENTAL STARTS					
1984 RMDC (LESS WEST CARLETON)					
	SEMI +				
	ROW	APT.	TOTAL		
CO-OP + PRIVATE NON-PROFIT	70	176	246		
MUNICIPAL NON-PROFIT	20	80	100		
PRIVATE MARKET	508	1128	1636		
ASSISTED TOTAL	90	256	346		
TOTAL	598	1384	1982		
SOURCE: CMHC					
RENTAL COMPLETIONS					
1984 RMDC (LESS WEST CARLETON)					
	SEMI +				
	ROW	APT.	TOTAL		
CO-OP + PRIVATE NON-PROFIT	204	60	264		
MUNICIPAL NON-PROFIT	187	32	219		
PRIVATE MARKET	798	2012	2810		
ASSISTED TOTAL	391	92	483		
TOTAL	1189	2104	3293		
SOURCE: CMHC					
RENTAL STARTS					
1985 RMDC (LESS WEST CARLETON)					
	SEMI +				
	ROW	APT.	TOTAL		
CO-OP + PRIVATE NON-PROFIT	64	152	216		
MUNICIPAL NON-PROFIT	236	14	250		
PRIVATE MARKET	334	1345	1679		
ASSISTED TOTAL	300	166	466		
TOTAL	634	1511	2145		
SOURCE: CMHC					
RENTAL COMPLETIONS					
1985 RMDC (LESS WEST CARLETON)					
	SEMI +				
	ROW	APT.	TOTAL		
CO-OP + PRIVATE NON-PROFIT	68	116	184		
MUNICIPAL NON-PROFIT	122	80	202		
PRIVATE MARKET	668	743	1411		
ASSISTED TOTAL	190	196	386		
TOTAL	858	939	1797		
SOURCE: CMHC					

Table 26

O.C.R.N.A./CITY LIVING	FAMILY	SENIOR
WAITING LIST		
JAN	1314	426
1984 MAY	1428	516
OCT	1555	553
JAN	1517	533
1985 MAY	1744	536
OCT	1495	480
1986 JAN	1598	481

HOUSE PRICES

Table 26

MARKET VALUE OF COMPARABLE DWELLINGS
OCTOBER 1984 - OCTOBER 1980
RMC (SELECTED AREAS)

	DETACHED BUNGALOW		EXECUTIVE TWO-STORY		STANDARD TWO-STORY		STANDARD TOWNHOUSE		STANDARD CONDO APT.	
	1980	1984	CHANGE	1980	1984	CHANGE	1980	1984	1980	1984
EASTERN	\$77,000	\$98,500	-1.3%	\$140,000	\$137,000	2.2%	\$115,000	--	\$67,000	\$62,500
KANATA	\$108,000	\$101,000	6.9%	\$145,000	\$143,000	1.4%	--	--	\$79,000	\$73,000
ORLEANS	\$92,000	--	--	\$150,000	--	--	\$119,000	--	\$79,000	\$82,000
SOUTHERN	\$110,000	\$112,000	-1.8%	\$160,000	\$168,000	-4.8%	--	--	\$76,000	\$78,000
WESTERN	\$108,500	\$106,000	2.4%	\$145,000	\$149,000	-2.7%	\$110,000	--	\$70,000	\$75,000
AVERAGE	\$103,100	\$104,375	1.5%	\$148,000	\$149,250	-1.0%	\$114,467	--	\$72,500	\$74,800
AVLHER	\$72,000	\$72,000	6.9%	\$106,000	\$98,000	8.2%	--	--	--	--
BAYVIEW	\$72,000	\$70,000	2.9%	--	--	--	--	--	--	--
MILL	\$86,000	\$77,500	11.0%	\$139,000	\$115,000	17.4%	\$118,000	--	\$63,000	\$61,000
AVERAGE	\$78,333	\$73,167	6.9%	\$120,500	\$106,500	12.8%	\$94,000	--	\$63,000	\$61,000

SOURCE: ROYAL LEPAGE SURVEY OF CANADIAN HOUSE PRICES

HOUSE PRICES

Table 27

1984 MLS SALES				1985 MLS SALES			
RMC				RMC			
	UNITS	DOLLARS	AVERAGE		UNITS	DOLLARS	AVERAGE
DETACHED	3886	\$444,257,195	\$114,322	DETACHED	4484	\$535,015,618	\$119,317
DOUBLE	60	\$7,549,500	\$126,158	DOUBLE	44	\$6,306,801	\$143,330
DUPLEX	237	\$25,419,500	\$107,258	DUPLEX	223	\$27,498,000	\$123,296
LINK	140	\$14,330,900	\$102,364	LINK	124	\$13,210,880	\$106,539
ROW	69	\$7,397,400	\$107,212	ROW	97	\$10,326,781	\$106,461
SEMI-DET	856	\$81,102,800	\$94,746	SEMI-DET	950	\$94,641,420	\$99,423
ATTACHED	1362	\$135,820,300	\$99,721	ATTACHED	1438	\$181,980,872	\$126,889
CONDO APT	368	\$33,854,188	\$91,995	CONDO APT	462	\$61,864,211	\$89,946
TOWNHSE	306	\$24,189,950	\$79,052	TOWNHSE	323	\$28,181,032	\$87,248
RESATT	7	\$749,000	\$107,000	RESATT	9	\$986,000	\$109,556
RESDET	3	\$673,000	\$224,333	RESDET	5	\$854,900	\$170,980
CR1	61	\$4,699,750	\$77,049	CR1	84	\$6,613,600	\$78,702
BRN	853	\$60,479,038	\$70,902	BRN	828	\$60,821,176	\$73,359
CONDO OTHER	1230	\$90,790,738	\$73,814	CONDO OTHER	1248	\$97,156,708	\$77,850
TOTAL	6846	\$704,722,421	\$102,939	TOTAL	7432	\$825,717,089	\$108,191

SOURCE: REAL ESTATE BOARD OF OTTAWA-CARLETON

SOURCE: REAL ESTATE BOARD OF OTTAWA-CARLETON

HOUSE PRICES

Table 28

PRICES OF COMPARABLE BUNGALOWS
RMC (SELECTED AREA)
MULL (CITY OF)

	ANNUAL CHANGE	CUMULATIVE CHANGE	ANNUAL CHANGE	CUMULATIVE CHANGE
1981	\$54,500	0.01	0	0.01
1982	\$54,500	0.01	\$80,000	6.71
1983	\$69,000	26.61	\$96,300	26.41
1984	\$77,500	12.31	\$104,500	39.31
1985	\$86,000	11.01	\$106,000	41.31

SOURCE: ROYAL LEASE SURVEY OF CANADIAN HOUSE PRICES

Table 29

ASKING PRICES OF
NEWLY COMPLETED AND UNOCCUPIED BUNGALOWS AND SEMIS
OCTOBER 1985

	1ST	2ND	3RD	4TH	5TH	AVERAGE	UNITS
	201	401	601	801	1001		
OTTAWA CMA	\$119,960	\$129,040	\$139,900	\$162,700	\$133,900	\$148,514	77
MULL CMA	\$50,000	\$65,000	\$70,000	\$84,000	\$66,500	\$68,200	24

SOURCE: CMHC

NEW SINGLE DETACHED HOUSE PRICES AT COMPLETION

	OTTAWA		KANATA		NEPEAN		BLUCESTER		CUMBERLAND	
	1984	1985	1984	1985	1984	1985	1984	1985	1984	1985
< \$79,999	0.7%	0.0%	1.3%	0.0%	6.1%	0.2%	8.0%	0.4%	12.7%	1.1%
\$80-99,999	31.2%	0.0%	30.0%	3.4%	12.0%	1.6%	24.8%	9.1%	18.0%	18.9%
\$100-119,999	8.5%	16.7%	41.0%	5.1%	21.0%	12.0%	32.4%	29.8%	16.5%	11.7%
\$120-139,999	17.0%	6.5%	19.0%	22.9%	20.1%	26.0%	23.3%	31.0%	20.7%	30.2%
> \$140,000	42.6%	76.9%	8.6%	68.6%	39.2%	59.8%	11.4%	29.8%	32.2%	39.1%
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
MEDIAN PRICE	\$127,300	\$163,000	\$110,600	\$127,000	\$111,000	\$122,500	\$123,500	\$126,000		

SOURCE: CMHC

RENOVATIONS

Table 31

VALUE OF BUILDING PERMITS (\$000)

OTTAWA CMA (ONTARIO PT)

ALL CANADIAN CMA'S

	IMPROVEMENTS	RESIDENTIAL	IMPROVEMENTS	RESIDENTIAL
1980	\$11,514	\$112,373	\$409,287	\$4,842,994
1981	\$15,494	\$180,748	\$495,698	\$6,735,011
1982	\$17,800	\$239,005	\$485,753	\$6,317,953
1983	\$22,797	\$454,468	\$584,442	\$6,293,770
1984	\$28,963	\$498,138	\$590,899	\$6,111,278
1985	\$30,595	\$544,595	\$612,361	\$7,933,933

NOTE: Improvements include additions, structural changes, and other improvements, but not swimming pools and garages.
SOURCE: STATISTICS CANADA, CAT. 44-203

LAND SUPPLY

Table 32

SUPPLY OF REGISTERED AND DRAFT APPROVED LAND
EXPRESSED IN YEARS BASED ON PROJECTED DEMAND
AT YEAR END

RMC	SING	MULTI	APT
1984	3	2.5	3.5
1985	3.4	3.3	3.9

SOURCE: RMC PLANNING DEPARTMENT, VACANT
URBAN RESIDENTIAL LAND SURVEY

